



# FOR SALE

£235,000

5 Melissa Terrace Granada Road,  
Southsea, PO4 0SQ.

Tenure: Leasehold

ESTATE AGENTS  


L A W S O N  
R O S E

## PROPERTY DESCRIPTION

No Forward Chain! This immaculately presented, two bedroom second floor apartment is moments away from the seafront and Canoe Lake, plus it benefits from secured allocated off road parking! Situated on

Granada Road, Melissa Terrace is a modern development with the apartment offering two well presented bedrooms, a large storage cupboard off the hallway and a modern fitted bathroom suite. The

large open plan kitchen/ living room is the real heart of the property, a great space for entertaining complete with double doors opening onto an enclosed private balcony. Additionally the property is

double glazed and gas centrally heated, communal bin storage plus a large private store, ideal for multiple bikes, alongside the off road parking space, it's all located within in a secured gated entrance. Given the property's central location and all it has to offer, we highly recommend an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office today.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300. Allocated off road parking
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

The Current Landlord: Clarendon Homes (Southsea) LLP

The Term: 125 years from 1st January 2012.

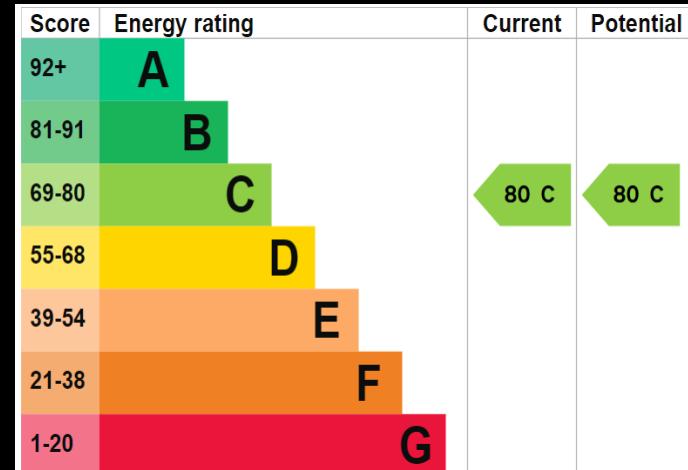
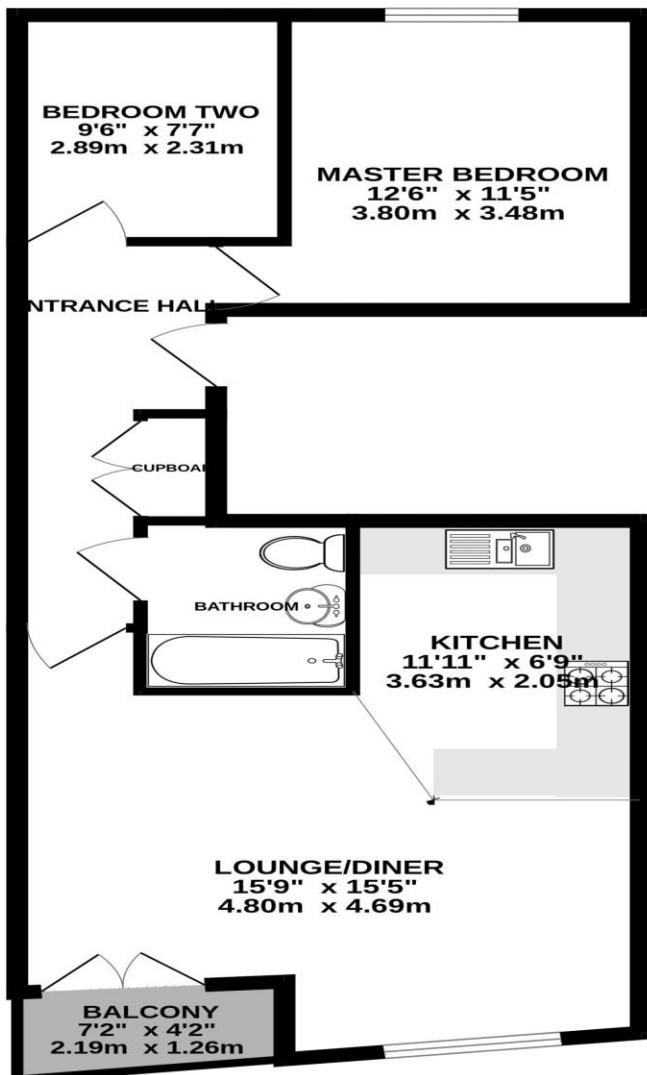
The Ground Rent: Currently this is £200.00 per annum

The Service Charge: Currently £1,350.00 per annum





FLAT 5



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for sales purposes only and should be used as such by any prospective purchaser. The service, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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