



FOR SALE

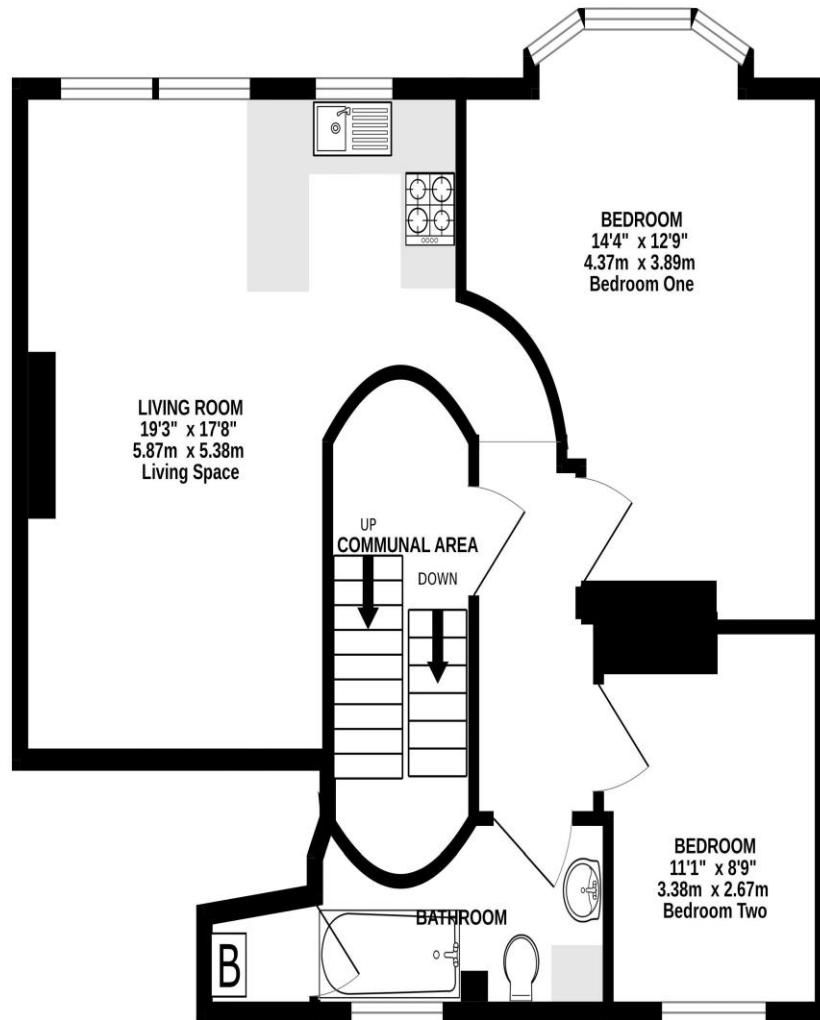
£210,000

First Floor Flat, 12 Waverley Grove,
Southsea, PO4 0PZ.

ESTATE  AGENTS

**LAWSON
ROSE**

UPPER FLAT, 12 WAVERLEY GROVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	68 D	77 C
39-54	E		
21-38	F		
1-20	G		

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 illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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£210,000

**First Floor Flat, 12 Waverley Grove,
Southsea**

This beautifully presented, two-bedroom, first floor flat is situated in Waverley Grove, moments away from the seafront. Benefiting from a share of the freehold, the property has a unique layout which provides a light and airy open planned kitchen/living area, two generously sized bedrooms plus a modern fitted bathroom suite. A fantastic first time or investment purchase in our opinion and an internal viewing is highly advised. For further information or to arrange an internal viewing, please contact one of the Lawson Rose team on 02392 367779.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band A

Tenure - Share Of The Freehold

25% Share Of The Freehold

Maintenance Charges: £50 P/M

Ground Rent: N/A

Years Left On Lease:



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, P04 8DS



