



FOR SALE

£220,000

Flat 7 Dorothy Court Wilson Grove,
Southsea, PO5 1PD.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

This stylish and well-presented second-floor apartment, complete with allocated off-road parking, enjoys a prime position in the very heart of Southsea, just moments from the vibrant atmosphere of Albert Road and the historic Kings Theatre. With an array of independent shops, cafés, restaurants and entertainment venues right on the doorstep, the location perfectly blends convenience with lifestyle. Situated on Wilson Grove, the apartment offers generously proportioned and thoughtfully arranged accommodation throughout. The spacious living room is bright and airy, enhanced by a large bay window that allows natural light to pour in, creating a welcoming and comfortable setting for both relaxing and entertaining. The neutral décor adds to the sense of space and makes it easy for a new owner to personalise. There are two good-sized double bedrooms, both well presented, with one benefiting from a built-in wardrobe providing practical storage. The fitted kitchen offers ample worktop and cupboard space, making it both functional and stylish, while the modern shower room has been tastefully updated with contemporary fittings and finishes. Additional benefits include double glazing and gas central heating for year-round comfort, along with lift access to all floors, adding ease and accessibility. The inclusion of allocated off-road parking is a particularly valuable feature in such a central Southsea location. In our opinion, this is a fantastic opportunity to acquire a spacious and conveniently located apartment in one of Southsea's most desirable areas. Whether as a first-time purchase, investment or downsize, it offers a superb combination of location, comfort and practicality. For further information or to arrange a viewing, 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, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

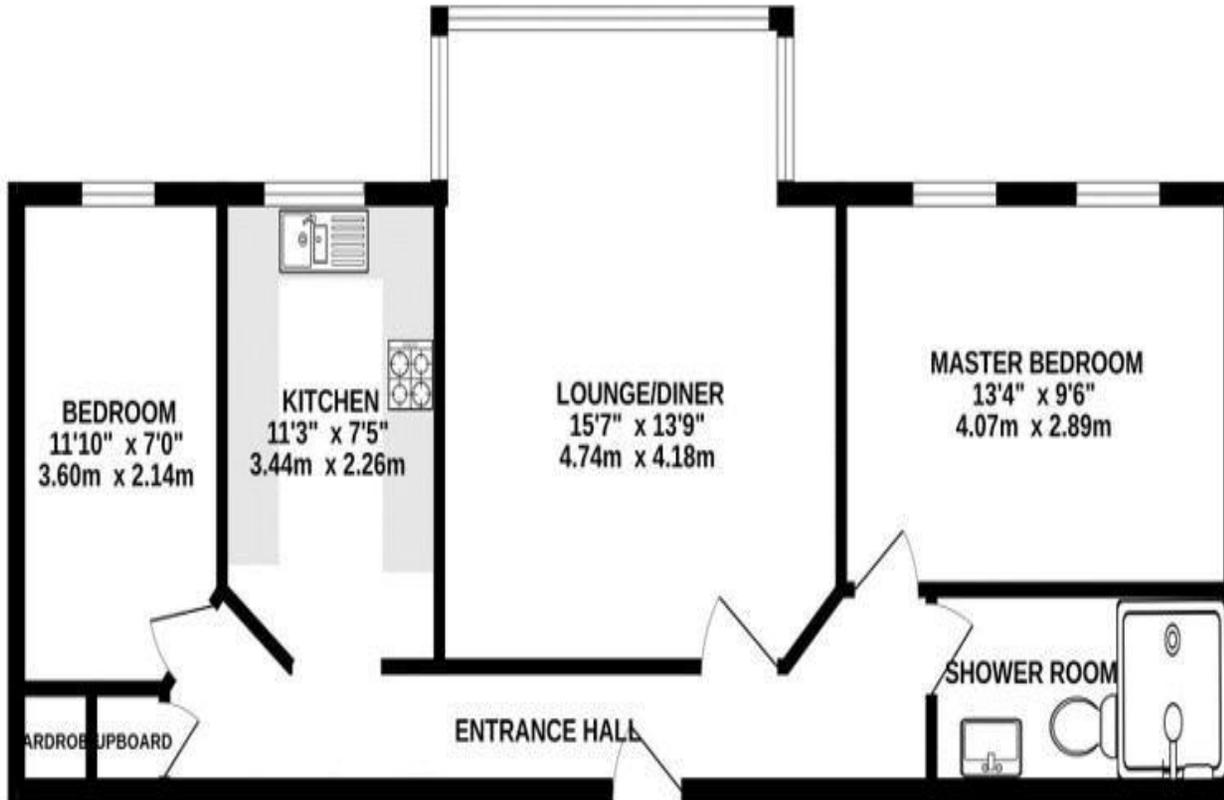
Tenure – Leasehold

- Term: 190 years from 25 March 1988 – 153 Years Remaining
- Management Company: Pearsons
- Service Charge: £1600 P/A
- Ground Rent: £350 P/A
- Lease Restriction: A copy of the lease is available upon request.





SECOND FLOOR
641 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.5 sq.m.) approx.

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

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