



FOR SALE

£185,000

Flat 1, 24 Kent Road,
Southsea, PO5 3EW.

Tenure: Share of Freehold

ESTATE  AGENTS

LAWSON ROSE

PROPERTY DESCRIPTION

Situated in the heart of Southsea, this well-sized, charming and superbly presented one-bedroom apartment offers stylish accommodation along with access to a shared rear courtyard garden.

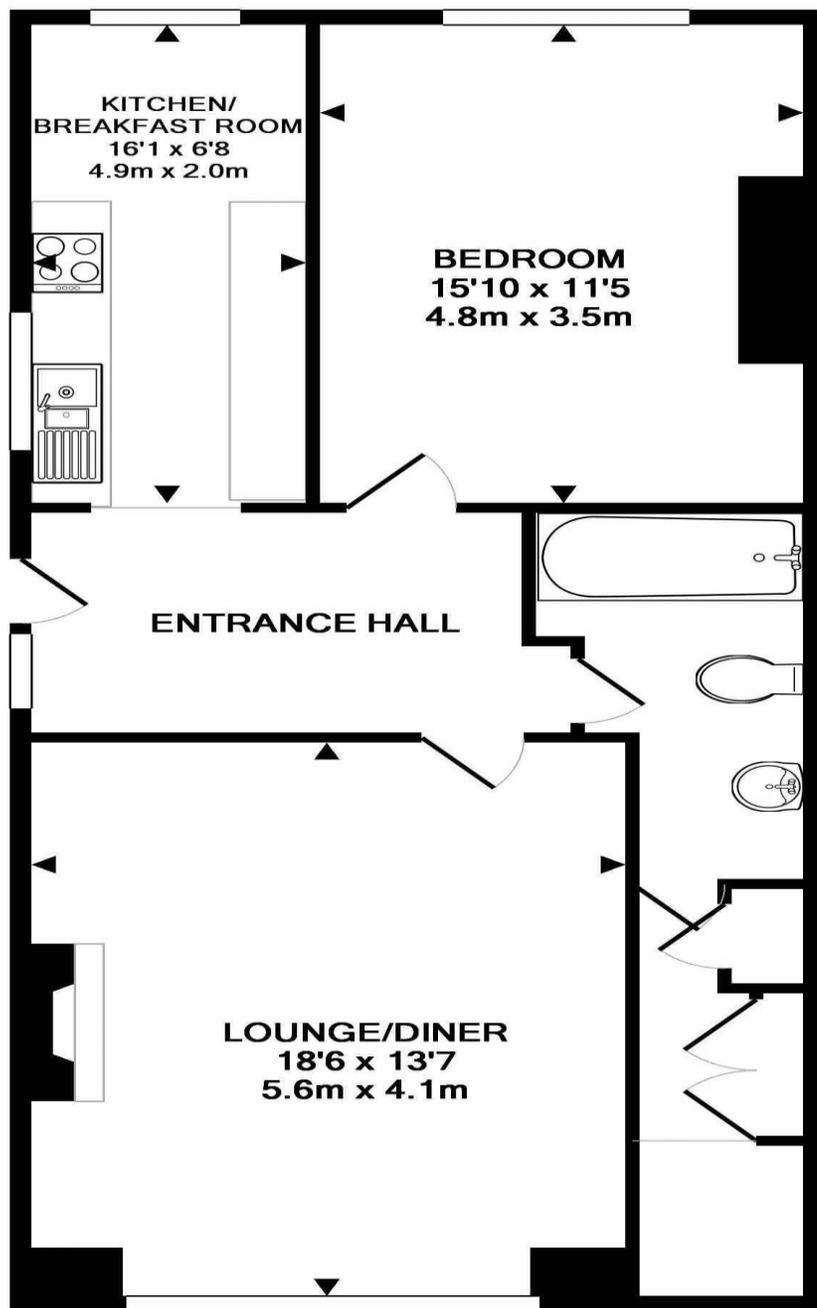
Offered with a share of the freehold and no forward chain, the property presents a fantastic opportunity for both first-time buyers and investors alike. Perfectly positioned just moments from everything the area has to offer, the apartment is within easy reach of the popular shopping precinct at Palmerston Road, as well as the vibrant cafés, bars and restaurants found along Osborne Road. The seafront is also just a short stroll away, allowing residents to truly enjoy the Southsea lifestyle. With access via its own private front entrance, the accommodation is well laid out and briefly comprises a spacious entrance hall leading through to a bright lounge/dining room, a stylish and inviting space ideal for relaxing or entertaining. There is also a modern and charming kitchen/breakfast room, thoughtfully arranged and full of character. The property further benefits from a generously sized double bedroom and a modern bathroom, from which there is access to useful additional storage space. Externally, the shared courtyard is accessible via a private entrance for this property. In our opinion, this is a fantastic opportunity to acquire a charming and characterful apartment in one of Southsea's most desirable central locations. An internal viewing is highly recommended to fully appreciate the accommodation and lifestyle on offer.

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.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 999 years from 18 February 2014 – 987 Years Remaining
- Service Charge: £800 P/A
- Ground Rent: £150 P/A
- Conservation Area: Owen's Southsea







Flat 1, 24 Kent Road, PO5 3EW

Energy rating

D

Valid until 31.10.2032

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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