



# FOR SALE

£160,000

Flat 4, 138-140 Eastney Road,  
Southsea, PO4 8DY.

Tenure: Share of Freehold

ESTATE AGENTS

LAWSON  
ROSE

## PROPERTY DESCRIPTION

Share Of The Freehold! This beautifully presented, one bedroom, first floor apartment is moments from local amenities and Bransbury Park and could make for an ideal first time purchase. Situated on Eastney Road, the property provides a light, spacious living room alongside a great sized double bedroom, a contemporary bathroom suite and a modern fitted kitchen. Additionally, the home is double glaze and gas centrally heated, plus outside there is access to communal bike & bin storage. The property is tastefully finished throughout and therefore we highly recommend an internal viewing to appreciate all that's on offer. For further information or to request a time to view, please contact the Lawson Rose sales office today.

### Material Information:

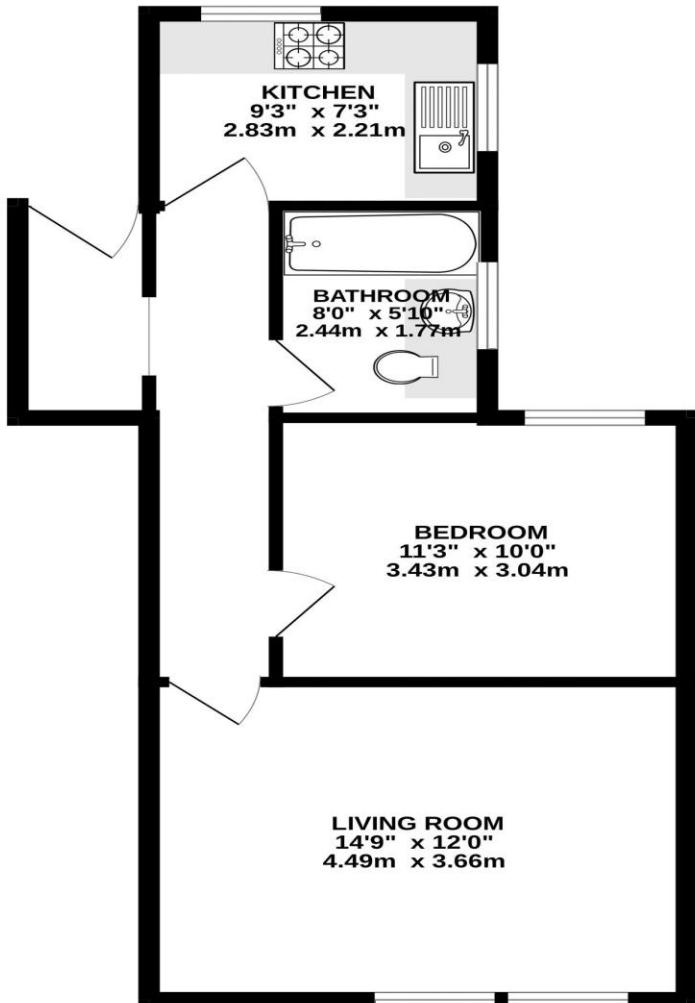
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)

- Tenure: Share Of The Freehold
- Term: 999 years from and including 1 April 2019
- Management Company: 138-140 Eastney Road Management Company Limited
- Service Charge: 'As & When' between 4 properties
- Ground Rent: N/A





GROUND FLOOR



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