



**Flat 23, Embassy Court Bramble Road  
, Southsea, PO4 0DS**

**Asking price £150,000**

\*\*\*NO FORWARD CHAIN\*\*\*WITH PRIVATE GARAGE\*\*\*

A home right in the heart of the vibrant Southsea, Embassy Court presents a fantastic opportunity for those seeking a stylish urban lifestyle. This purpose-built flat, boasting a charming 1960s architecture, offers a perfect blend of character and modern convenience.

Upon entering, you are greeted by a generous reception room, ideal for entertaining guests or simply unwinding after a long day. The property features two bedrooms, providing ample space for relaxation and privacy. The bathroom, though singular, is well-appointed and ensures convenience for residents.

One of the standout features of this property is the balcony that offers great views over Southsea to the Spinnaker Tower, perfect for enjoying your morning coffee or watching the sunset over the city.

The absence of a forward chain streamlines the buying process, making it easier for you to make this property your own.

Embassy Court is not only a delightful place to call home but also a lucrative investment opportunity. The low running costs coupled with the high rental returns make this flat a smart choice for those looking to expand their property portfolio.

- **\*\*NO FORWARD CHAIN\*\***
- Your own private garage for parking
- Central Southsea location
- Two double bedrooms & modern bathroom
- Balcony with great views
- 5th Floor Apartment with lift
- Easy reach of local shops, stores & amenities
- Seaside close by, along with city centre & Gunwharf Quays
- Good commuter links to trains & buses
- Rental returns positive for investors

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	76	80
(55-68)	D		
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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