



Flat 2, Cunningham Court Collingwood Road , Southsea, PO5 2SU

£1,100 Per month

Located in the heart of Southsea on Collingwood Road, this charming two-bedroom ground floor flat offers a delightful blend of comfort and convenience. Spanning approximately 45 Square Metres, this purpose-built property, constructed in 1950, is perfect for those seeking a stylish living space in a vibrant area.

Upon entering, you will find a welcoming reception room that provides a perfect setting for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, ideal for a small family, professionals, or even as a guest room. The modern shower room is thoughtfully designed to cater to your daily needs.

One of the standout features of this property is the allocated undercover parking space located within a secure gated car park, ensuring peace of mind for residents. Additionally, the communal washing machines and dryers offer added convenience, making laundry days a breeze.

The location is truly exceptional, situated just moments away from the lively Albert Road, where you can enjoy a variety of shops, cafes, and restaurants. The vibrant atmosphere of Southsea is at your doorstep, providing a perfect blend of urban living and coastal charm.

This flat is available for immediate occupancy, making it an excellent opportunity for those looking to move quickly into a new home.

Do not miss the chance to make this lovely flat your new home this property is sure to impress with its stylish appeal and prime location.

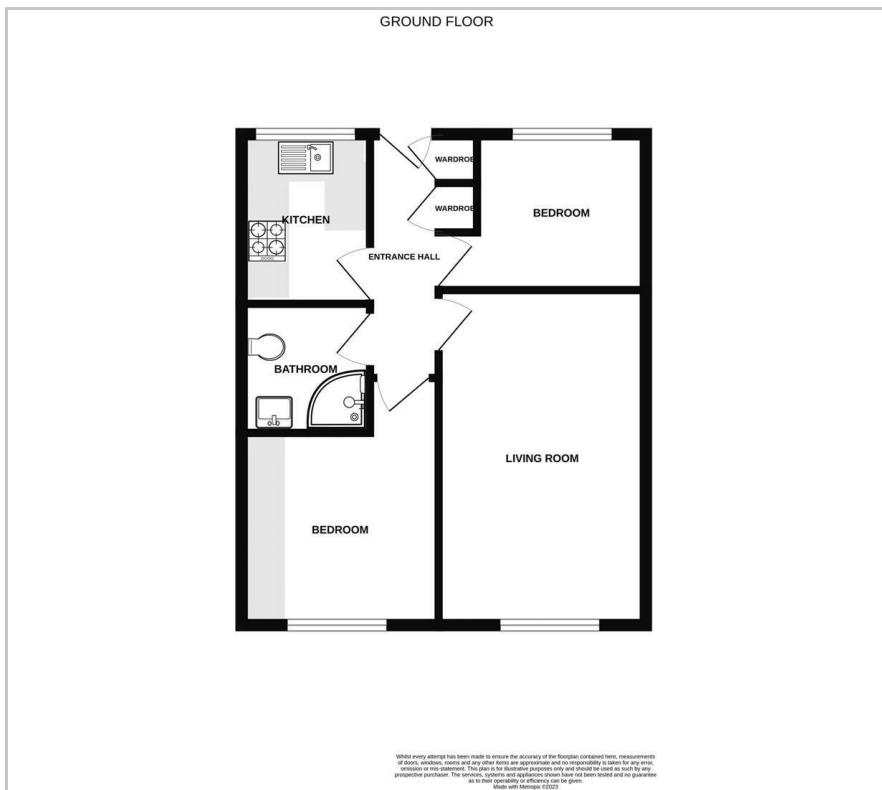
Viewing

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

- Two Bedrooms
- Ground Floor Flat
- Allocated Undercover Parking In A Gated Car Park,
- Stylish & Well Presented Throughout With Modern Kitchen & Shower Room
- Central Southsea Location - Just Moments Away From Albert Road & The Kings Theatre
- Communal Washing Machines and Dryers
- Short Walk To The Beach
- Available Now!!
- EPC Rating C, Council Tax Band A
- unexpectedly re-available due to failed referencing



Floor Plan

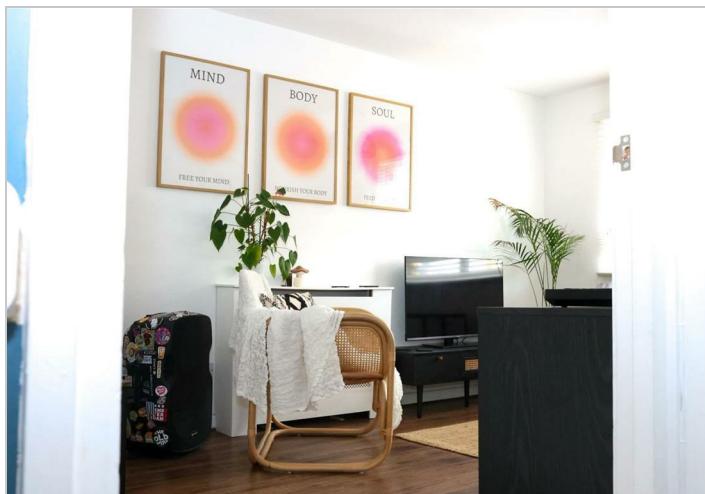
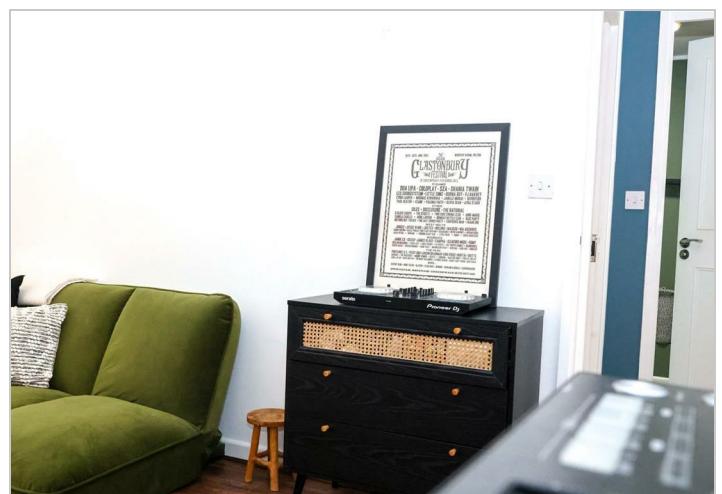


Area Map



Energy Efficiency Graph

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



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