51A Granada Road
Southsea, PO4 0RQ
Asking Price £140,000

cogroves
Sales, Rentals and Block Management

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1 BEDROOM APARTMENT LOCATED MOMENTS FROM CANOE LAKE AND SEAFRONT. OFFERED WITH NO CHAIN, SHARE OF FREEHOLD, ALLOCATED PARKING & OWN PRIVATE ENTRANCE. This conveniently placed apartment is also just a short walk to Palmerston Road, South Parade Pier, Albert Road, bars, restaurants, cafes, coffee shops, supermarkets and bus routes. The accommodation comprises a double bedroom, lounge, fitted kitchen and bathroom. The apartment also benefits from double glazing and gas central heating.

Entrance
Double glazed front door to:

Lounge
19'5 into bay 10'3 (5.92m into bay 3.12m)
Double glazed windows to front, laminate flooring.

Inner Hall
Radiator, spotlights, storage cupboard.

Kitchen
8'4 x 6'9 (2.54m x 2.06m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, washing machine, fridge with freezer compartment, part tiled walls, vinyl flooring, spotlights, wall mounted gas boiler.

Bedroom
10'6 x 8'4 (3.20m x 2.54m)
Double glazed window to front, spotlights, radiator, wall mounted electric consumer unit.

Bathroom
6'8 x 5'7 (2.03m x 1.70m)
White suite comprising bath with shower attachment, WC, wash hand basin, tiled walls and floor , extractor, spotlights.

Allocated Parking
Allocated off road parking space.

Additional Information
Tenure - Share of freehold
Service Charge - £1797pa - Includes buildings insurance
Ground Rent - N/A
Lease - 125 Years from 01/01/20 - 100 years remaining approximately

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.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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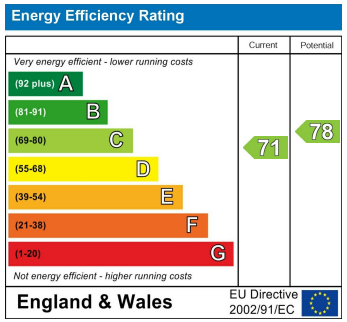

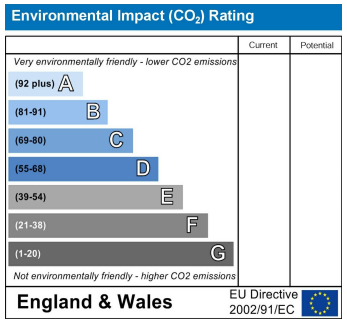

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