



**12 Queensgate, 5 Osborne Road
Southsea, Hampshire PO5 3LX**

Price Guide £200,000

co  **groves**

Sales, Rentals and Block Management

12 Queensgate, 5 Osborne Road, Southsea, Hampshire PO5 3LX

GREAT OPPORTUNITY TO PURCHASE THIS SPACIOUS SEAFRONT APARTMENT WITH SEA VIEWS. The property is currently laid out as a 1 bedroom apartment but has the benefit of being able to increase the footprint of the property considerably due to the owners acquisition of an additional part of the building (on a separate title) which could be incorporated subject to some reconfiguration. We are pleased to bring to the market what could be a 2 bedroom 2nd/3rd floor apartment which has attractive views of The Solent and Southsea Common. Offered with a share of freehold with 990 years remaining on main lease. This spacious apartment comprises a large bedroom, impressive lounge, fitted kitchen and bathroom. The additional accommodation comprises a reception room, raised bedroom area, shower room. Located in Central Southsea close to amenities, Southsea Seafront, shops, bars, restaurants, cafes, supermarkets and transport links.

Communal Entrance

Stairs to 2nd floor.

Flat Front Door Leading To:

Entrance Hall

Under stairs storage area, radiator.

Lounge

25'1 into bay 13'8 (7.65m into bay 4.17m)

Double glazed bay window to front with views of The Solent and Southsea Common. Feature fireplace with mantle piece, 3 radiators, archway to:

Kitchen

6'6 x 14'7 (1.98m x 4.45m)

Double glazed window to front with views of The Solent and Southsea Common. Butler sink, wall and base cupboards with work surfaces over. Range oven, washing machine and fridge freezer.

Bedroom

18'3 x 12'9 (5.56m x 3.89m)

Sash window to rear, feature fireplace, radiator, coved ceiling.

Bathroom

7'5 x 7'3 (2.26m x 2.21m)

Suite comprising bath, WC, wash hand basin, cupboard housing boiler, double glazed window to side.

Additional Accommodation

Hall

Shower Room

7'7 x 3'8 (2.31m x 1.12m)

Shower cubicle, WC, wash hand basin, double glazed window to side.

Reception Area

10'8x 9'6 (3.25mx 2.90m)

Double glazed window to rear, door to fire escape, stairs to 3rd floor bedroom area.

Bedroom Area

12'7 x 7'9 (3.84m x 2.36m)

Two skylight windows.

Additional Information

Tenure - Share of freehold

Lease - 999 Years from 1st September 2017 - 990 Years remaining. Lease for additional accommodation 99 years from 1st January 1978 - 51 years remaining.

Service Charges - £3039.75pa includes buildings insurance
Ground Rent - N/A

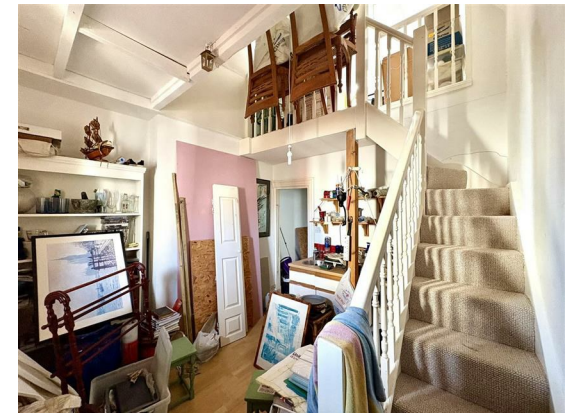
Lease length - 999 years from 1st September 2017 (990 years remaining approximately)

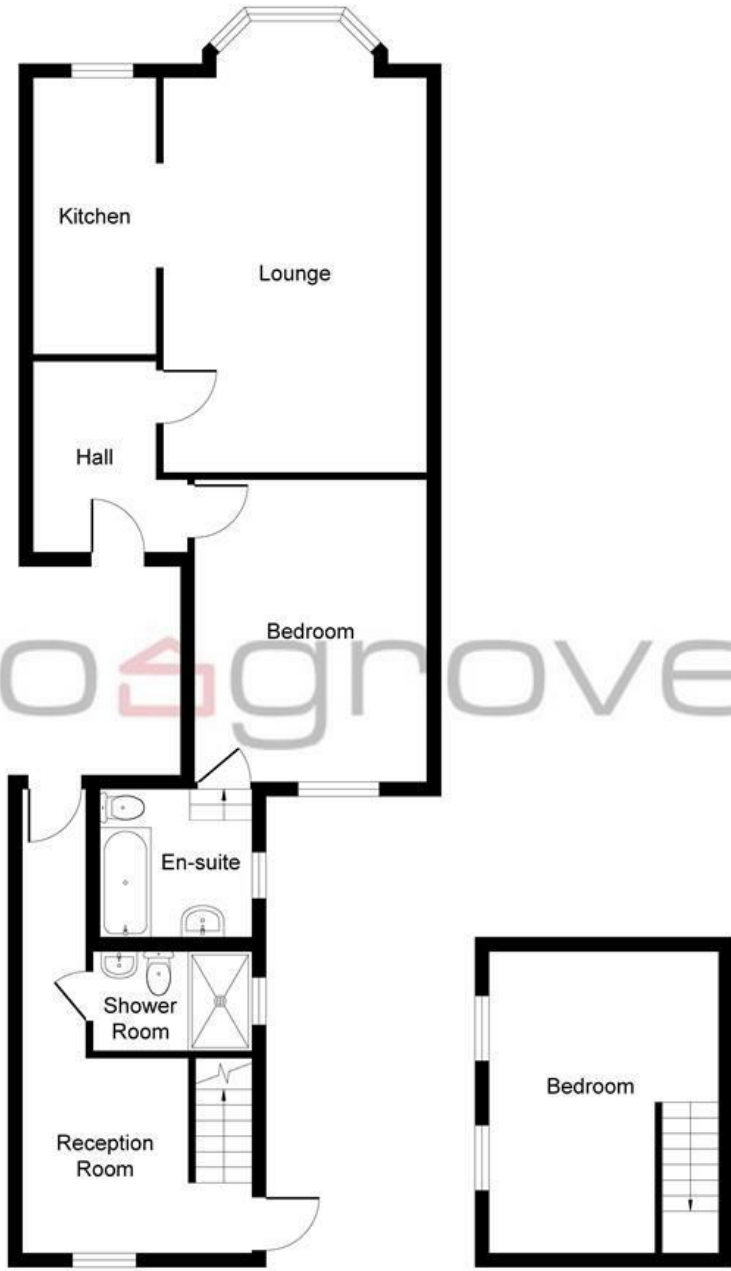
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





cosgroves

Second Floor

Third Floor

Queensgate, 5 Osborne Road, Southsea, PO5 3LX

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

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.

