Garden Flat, 7 Albany Road
Southsea, PO5 2AB
Asking Price £150,000

cogroves
Sales, Rentals and Block Management

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1 BEDROOM GARDEN APARTMENT WHICH HAS JUST BEEN RE-DECORATED AND FITTED WITH A NEW KITCHEN. The accommodation comprises a double bedroom, good size lounge, shower room, small study/storage room, new fitted kitchen. Other benefits include double glazing, gas central heating, own private entrance, enclosed 27' X 26' rear garden with side pedestrian access, no chain and offered with a remaining lease term of approximately 148 years. Conveniently located close to Albert Road, Palmerston Road, Waitrose, Southsea seafront, bars, restaurants, cafes, coffee shops, bus routes, mainline train stations and Gunwharf Quays.

Entrance Hall
8'3 x 8'8 max (2.51m x 2.64m max)
Double glazed door to side, laminate flooring, radiator.

Small Study/Storage Room
6'9 x 3'9 (2.06m x 1.14m)
Double glazed window to side, laminate flooring.

Lounge
16' into bay x 14'9 (4.88m into bay x 4.50m)
Newly fitted double glazed bay window to front, feature fireplace, laminate flooring, radiator.

Kitchen
11'1 x 6'8 (3.38m x 2.03m)
Newly fitted kitchen with a single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric cooker point, space for fridge/freezer, plumbing for washing machine, part tiled walls, laminate flooring, double glazed window to rear, cupboard housing Potterton gas boiler, double glazed door to side leading to garden.

Bedroom
14'9 x 9'9 (4.50m x 2.97m)
Double glazed window to rear, new fitted carpet, radiator.

Shower Room
10'2 x 2'5 (3.10m x 0.74m)
Shower cubicle with Triton electric shower, wash hand basin, WC, double glazed window to rear, vinyl flooring, radiator.

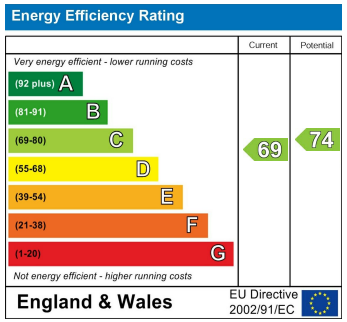
Garden
27' x 26'' (8.23m x 7.92m')
Enclosed rear garden with wall and fenced boundaries, crazy paved area, lawn, gate to side allowing pedestrian access.

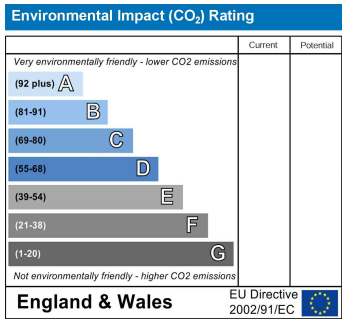
Additional Information
Tenure - Leasehold
Length of Lease - 148 Years remaining approximately
Service Charge - £408pa - Includes buildings insurance
Ground Rent - £0

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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