Flat 11, Spencer Court Merton Road
Southsea, PO5 2AJ
Offers Over £200,000

cogroves

Sales, Rentals and Block Management

Flat 11, Spencer Court Merton Road, Southsea, PO5 2AJ

GUIDE PRICE £200,000-£220,000. SPACIOUS, BRIGHT & AIRY TOP FLOOR APARTMENT WITH GARAGE, BALCONY AND OFFERED WITH NO CHAIN. Exceptionally convenient location just a short walk to seafront, Palmerston Road, Albert Road, bars, restaurants, cafes, coffee shops, library, bus routes, Kings Theatre and mainline train stations The accommodation comprises 2 double bedrooms, large lounge/dining room leading onto balcony, fitted kitchen and bathroom. Other benefits include double glazing, gas central heating and storage shed.

Communal Entrance
Communal front door with security intercom providing access to communal hall. Stairs to top floor with flat front door to:

Entrance Hall
Meter cupboard, wall mounted security intercom handset, radiator.

Lounge/Dining Room
19'3 x 15'5 (5.87m x 4.70m)
Large room with double glazed sliding doors leading to balcony. Two radiators.

Kitchen
11'7 x 7'1 (3.53m x 2.16m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built in oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, vinyl flooring, double glazed window to rear, wall mounted Ideal Logic gas boiler.

Bathroom 1
19'3 x 11'8 (5.87m x 3.56m)
Double glazed window to front, radiator, built in wardrobes.

Bathroom 2
13' x 8'7 (3.96m x 2.62m)
Double glazed window to rear, radiator, built in wardrobe.

Bathroom
11'4 x 5'2 max (3.45m x 1.57m max)
White suite comprising bath with shower attachment, wash hand basin, WC, double glazed window to rear, vinyl flooring, radiator, part tiled walls.

Garage
15'10 x 8'1 (4.83m x 2.46m)
Up and over door.

Storage Shed
2'4 x 4' (0.71m x 1.22m)
Useful storage space.

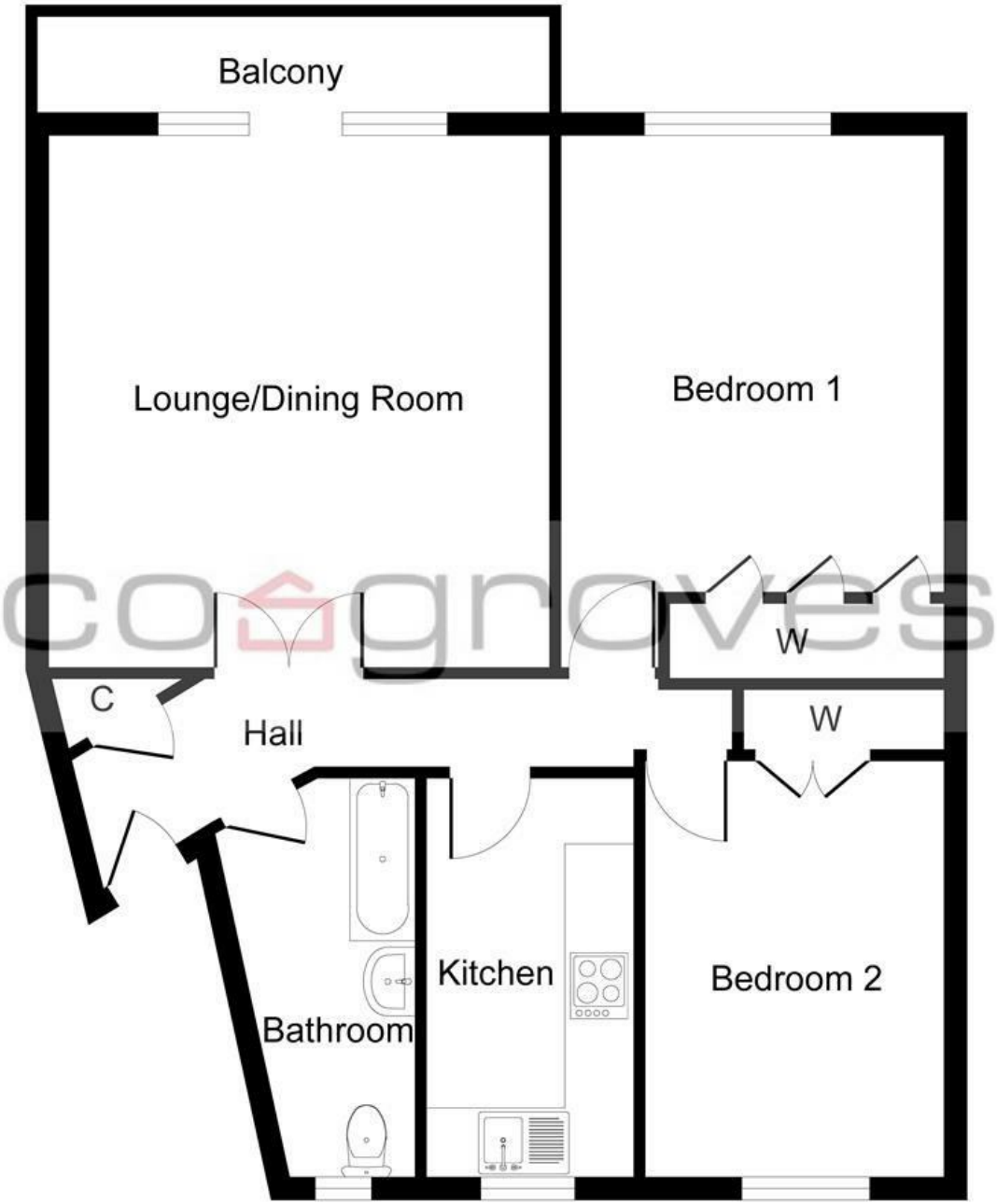
Additional Information
Tenure - Leasehold
Length of lease - 150 Years from 24/06/1965 (89 years remaining approximately)
Service Charge/Buildings Insurance - £1539.66pa
Ground Rent - £20pa

Council Tax - Band B

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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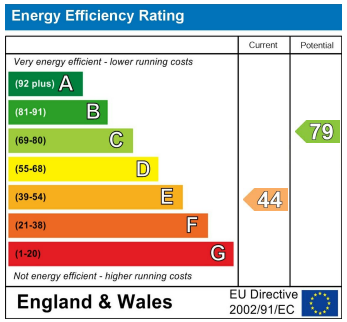

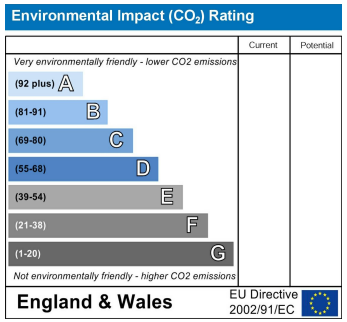

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