

25 Brandon Court Lawrence Road
Southsea, Hampshire PO5 1PF
Asking Price £159,950

cosgroves
Sales, Rentals and Block Management

25 Brandon Court Lawrence Road, Southsea, Hampshire PO5 1PF

BEAUTIFULLY PRESENTED 2 BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING, VISITOR PARKING, SHARE OF FREEHOLD & NO CHAIN. The accommodation comprises 2 bedrooms, large lounge/dining room, modern fitted kitchen and bathroom. Situated within this iconic building close to Albert Road, just a short walk to the seafront, bars, restaurants, cafes, shops, supermarkets, bus routes, Fratton Train Station and Palmerston Road. Other benefits include loft space and communal bike store.

Communal Entrance
Security intercom providing access to communal hall, flat front door to:

Entrance Hall
Hatch to loft space, textured ceiling.

Lounge/Dining Room
17'8 x 11'4 (5.38m x 3.45m)
Great size room with window to front, electric heater, textured ceiling, wall mounted intercom handset, opening to:

Kitchen
8'2 x 5'10 (2.49m x 1.78m)
Modern fitted kitchen comprising single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, bult in oven, hob, extractor, washing machine, fridge freezer, part tiled walls, tiled flooring.

Inner Hall
Door to communal hall.

Bedroom 1
14'5 x 9'9 (4.39m x 2.97m)
Window to front, electric heater, textured ceiling fitted wardrobe.

Bedroom 2
14'9 x 5'10 (4.50m x 1.78m)
Window to front, textured ceiling.

Bathroom
7'9 x 5'8 (2.36m x 1.73m)
Modern white suite comprising bath with Triton shower over, shower screen, wash hand basin, WC, part tiled walls, extractor, textured ceiling, hatch to loft.

Allocated Parking Space
In additional to the allocated parking space there are also on site visitor parking bays.

Communal Bike Store

Additional Information
Tenure - Tenure: Share of freehold
Length of Lease - 999 years from 01/10/2019 - 993 Years remaining approximately.
Service Charge £2700pa includes building insurance (1st January 2025 - 31st December 2025) Charges for 2026 TBC
Ground Rent - N/A

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.

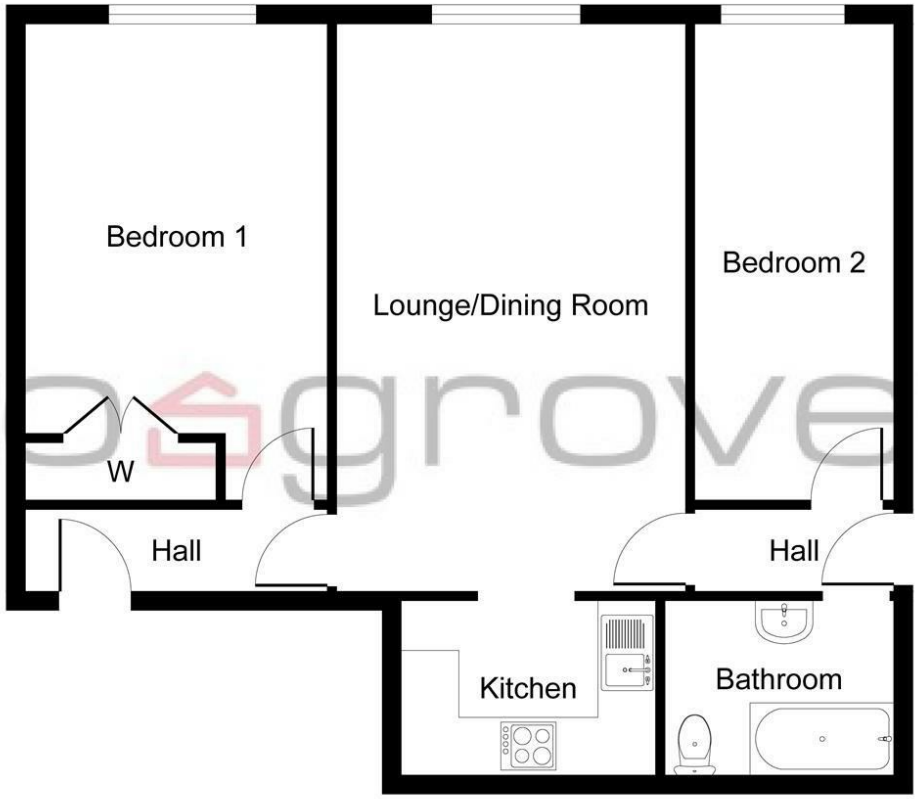
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





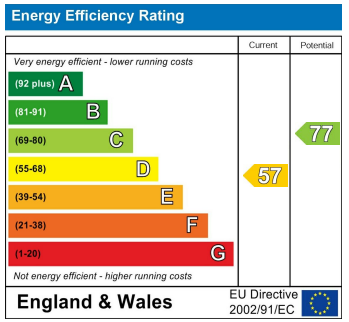


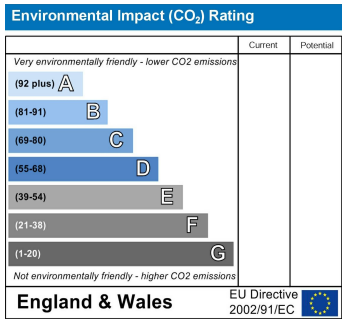


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement.The measurements 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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