

19C Auckland Road East
Southsea, PO5 2HA
Asking Price £175,000

cogroves
Sales, Rentals and Block Management

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2 BEDROOM FIRST FLOOR APARTMENT LOCATED MINUTES FROM THE SEAFRONT AND ALL THE AMENITIES PALMERSTON ROAD HAS TO OFFER. The property has been fitted with a brand new kitchen, freshly painted throughout and new carpets fitted. The property is being sold with no forward chain and a share of freehold, The accommodation comprises a good size main bedroom, smaller second bedroom, brand new fitted kitchen with appliances, good size lounge/dining room with Juliet balcony, modern shower room. Other benefits include double glazing and gas central heating with a new boiler.

Communal Entrance
Steps up to communal front door with security intercom providing access to communal hall. Stairs to first floor, flat front door to:

Entrance Hall
Coved ceiling, radiator, security intercom handset, wall mounted electric consumer unit.

Lounge/Dining Room
16' x 13'4 (4.88m x 4.06m)
Double glazed doors to front to Juliet balcony, coved ceiling, radiator.

Kitchen
9'9 x 5' (2.97m x 1.52m)
Brand new fitted kitchen with single drainer sink unit, range of drawers, wall and base cupboards with work surfaces over, built in oven, hob, extractor, tall fridge freezer, integrated washing machine, part tiled walls, laminate flooring, cupboard housing newly fitted Glow-Worm gas boiler.

Bedroom 1
10'8 x 10'8 (3.25m x 3.25m)
Double glazed window to rear, coved ceiling, radiator.

Bedroom 2/Study
7'6 x 5'4 (2.29m x 1.63m)
Double glazed window to rear, coved ceiling, radiator.

Shower Room
6'3 x 4'11 (1.91m x 1.50m)
Suite comprising shower cubicle, wash hand basin with storage below, WC, tiled walls, vinyl flooring, double glazed window to rear, spotlights, extractor.

Additional Information
Tenure - Share of freehold
Length of Lease - 999 years from 01/05/2017- 990 Years remaining
Service Charge - £1960pa - Includes buildings insurance
Ground Rent - N/A
Council Tax Band - Band 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.

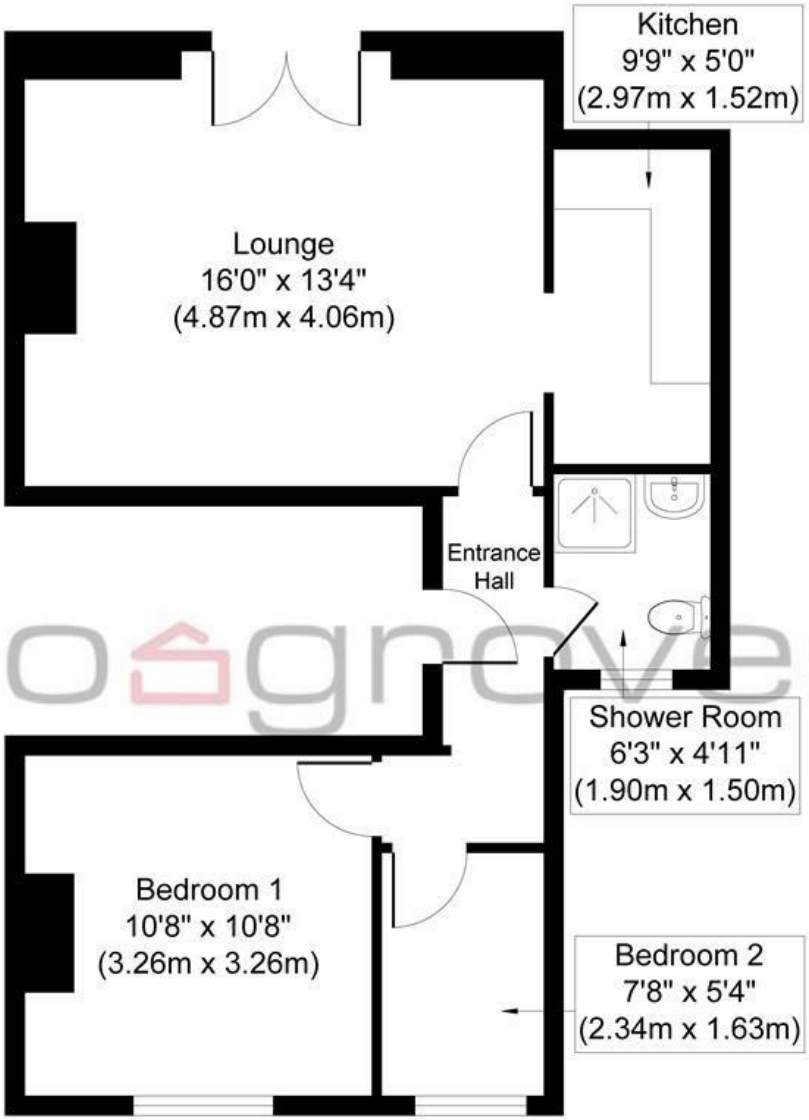
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





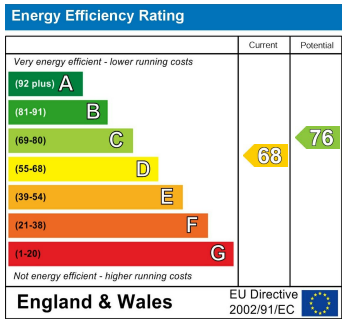


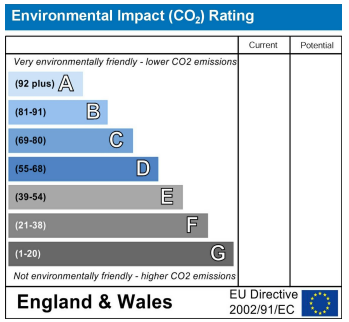


First Floor
Approximate Floor Area
474 sq. ft
(44.00 sq. m)

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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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