



## Flat 3 Wilton Exchange - Leasehold

Southsea, PO5 3DG

**Two Bedroom Apartment in Central Southsea**

Asking Price Of

**£170,000**

# Property Features

- Two Double Bedrooms
- Neutral Decor and Flooring
- Double Glazing
- Fitted Kitchen with Gas Hob
- Central Location
- Ground Floor Apartment
- Gas Central Heating
- Bathroom with Shower Over Bath
- No Forward Chain
- Great Investment Opportunity

## ROOM MEASUREMENTS

Entrance Hall - 4.0m x 1.47m max (13'1" x 4'9")

Bedroom 1 - 2.89m x 2.63m (9'5" x 8'7")

Bedroom 2 - 2.82m x 3.24m (9'3" x 10'7")

Bathroom - 2.26m x 1.72m (7'4" x 5'7")

Lounge - 5.37m x 5.28m (17'7" x 17'3")

Kitchen - 2.87m x 1.71m (9'4" x 5'7")

## PROPERTY DESCRIPTION

Hampshire Life Homes are pleased to offer this two bedroom ground floor apartment in central Southsea location, on the corner of Elm Grove. Close to local shops, bus routes and Southsea shopping centre where you will find a variety of shops, restaurants and cafes.

This apartment itself is in modern, purpose built block and the accommodation offers entrance hall with laminate flooring with doors off to both bedrooms, the bathroom, kitchen/living room. Both bedrooms will fit a double bed and are finished with neutral decor and grey carpets. The bathroom is fitted with white sanitary ware which consists of bath with mixer tap over, pedestal wash hand basin and WC. There is a heated towel rail and wall cupboard providing useful storage.

The heart of this apartment is the large open plan kitchen/living room with dual aspect sash windows looking to the front aspect. Decorated in white with light wood laminate flooring, this is a lovely light room with a fitted kitchen to one end which has a range of cupboards with gas hob and electric oven and space for appliances. An added bonus is the large storage cupboard.

This apartment benefits from gas central heating and double glazed sash style windows throughout. Book your viewing now so you don't miss out!!



## USEFUL INFORMATION

Service Charge £1284 p/a (plus an additional £100 per month until Dec 24)

Ground Rent £250p/a

Lease Length 125 Years from 2005.

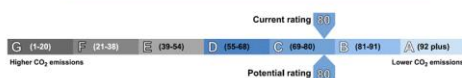
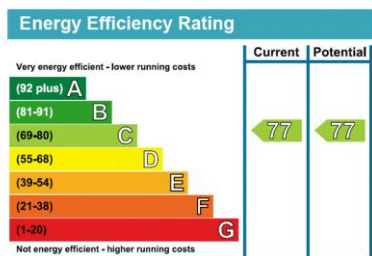
Council Tax - B (Portsmouth City Council)

Heating - Gas Central Heating

Mains Electricity and Water

## VIEWING BY APPOINTMENT THROUGH MARINA & HAMPSHIRE LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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