

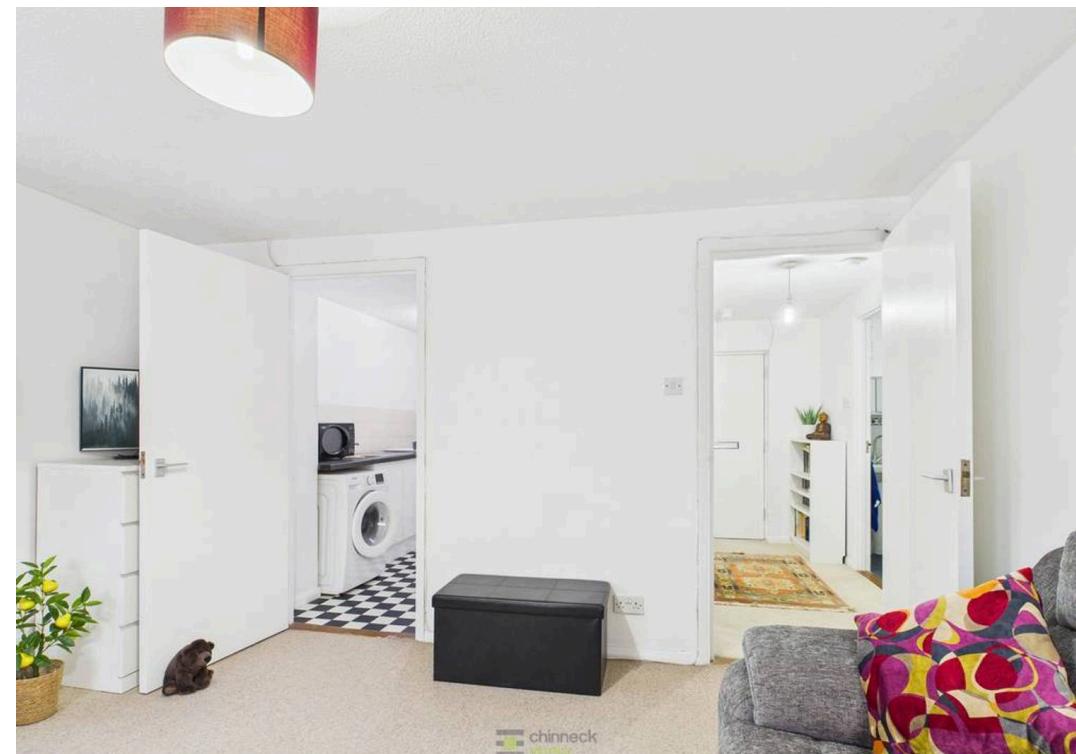


Flat 11, St. Marys House St. Marys Road, Portsmouth

Offers in Region of £130,000

 **chinneckshaw**

The logo for Chinneck Shaw estate agents. It features a stylized graphic of four horizontal bars of increasing height from left to right, with the first bar being yellow and the others dark blue. To the right of the graphic, the word 'chinneckshaw' is written in a bold, lowercase, sans-serif font. The 'i' in 'chinneck' and the 's' in 'shaw' are lowercase and stylized.



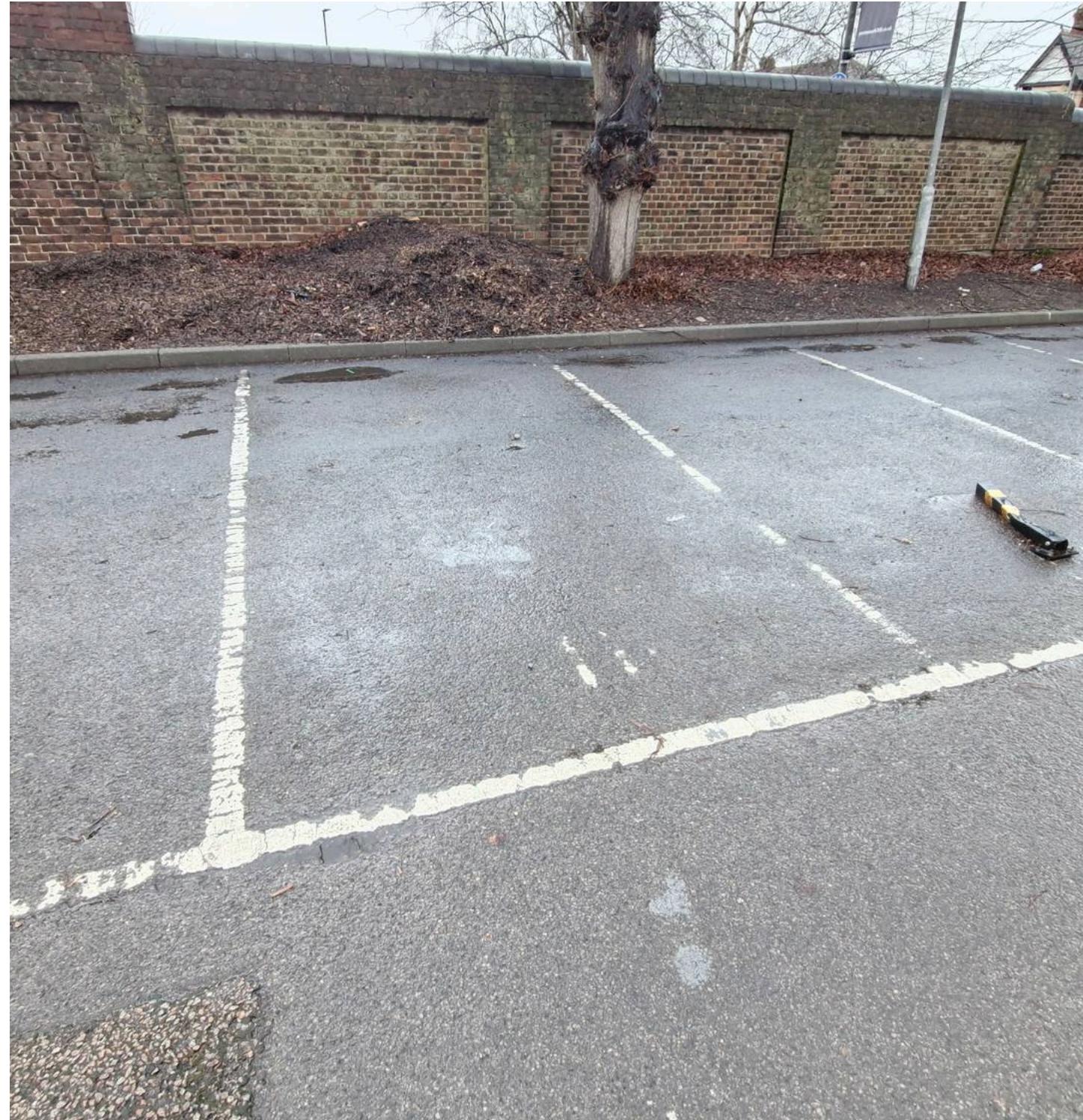
Flat 11

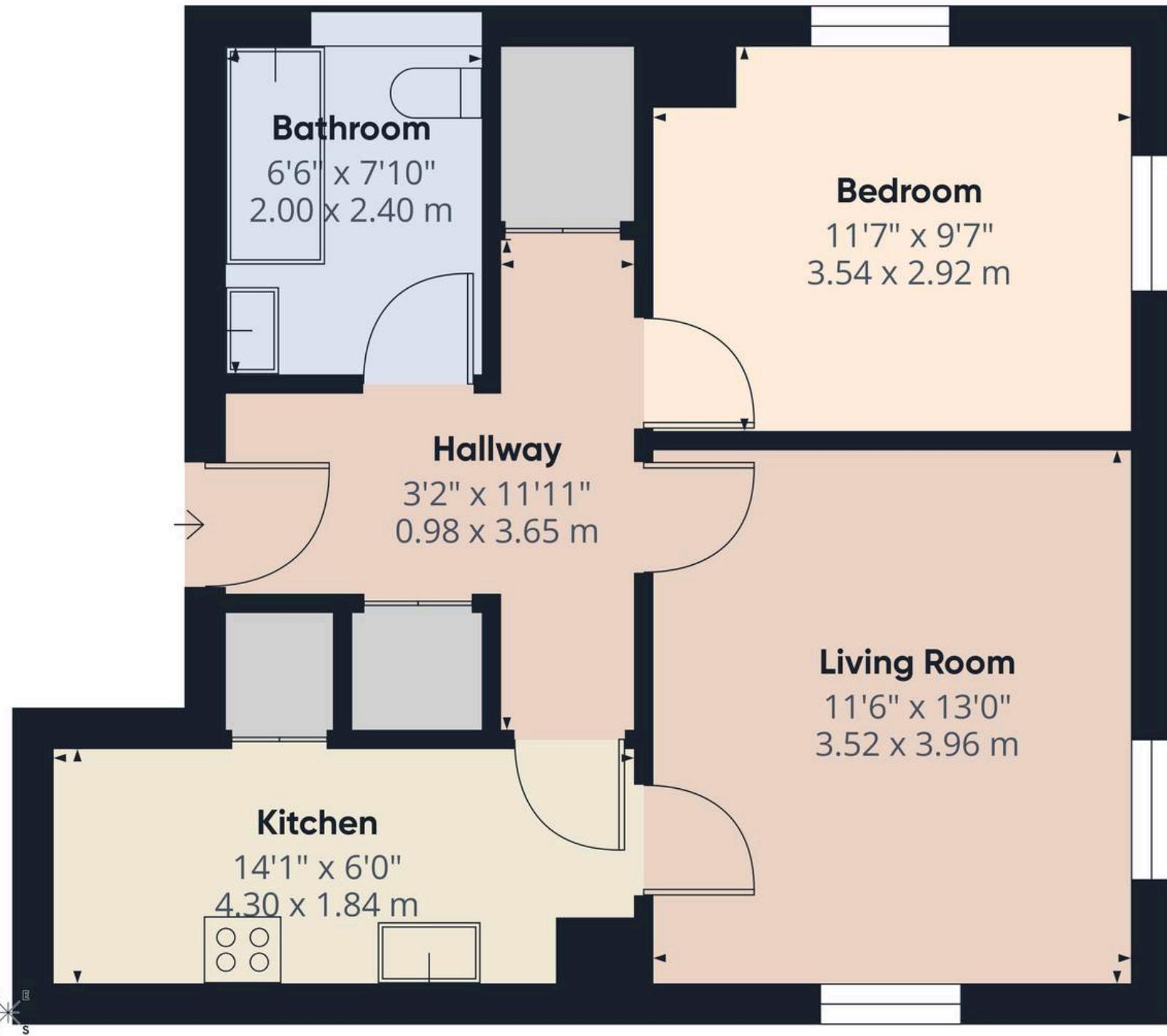
St. Marys House St. Marys Road, Portsmouth

Welcome to this stylish and immaculately presented one-bedroom flat, designed for comfort and contemporary living in a desirable residential location. Upon entering, you are welcomed by a bright, airy atmosphere and an open-plan living and dining area—ideal for relaxing or entertaining. The modern kitchen features integrated appliances and ample storage, making meal preparation a pleasure. The spacious double bedroom offers a peaceful retreat with plenty of storage space, while the well-finished bathroom provides a fresh, clean feel.

All rooms are set on one level, ensuring accessibility and easy maintenance, suiting first-time buyers, professionals, or downsizers. The flexible layout allows for dedicated work zones or cosy corners. Situated close to local amenities, shops, and eateries, the property benefits from excellent public transport links for easy access to the city centre and surrounding areas. Allocated parking ensures secure, convenient parking. This home beautifully blends modern style with everyday practicality, offering a comfortable lifestyle for those who value elegance and efficiency.

Material Information • Tenure: Leasehold • Council Tax: Band B • Electricity: Mains Supply • Heating: Electric • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Allocated • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Low Risk





Approximate total area⁽¹⁾

506 ft²

46.9 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Chinneck Shaw

Bridge House, Milton Road, Portsmouth – PO3 6AN

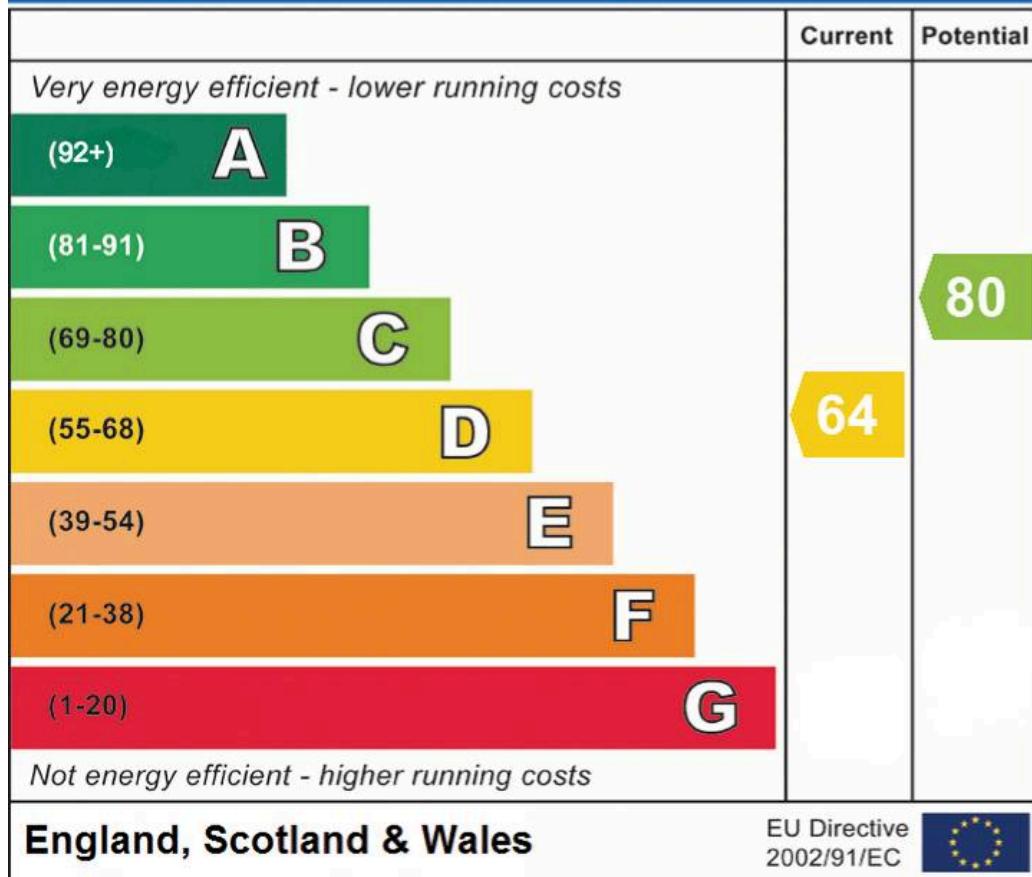
023 9282 6731

hello@chinneckshaw.co.uk

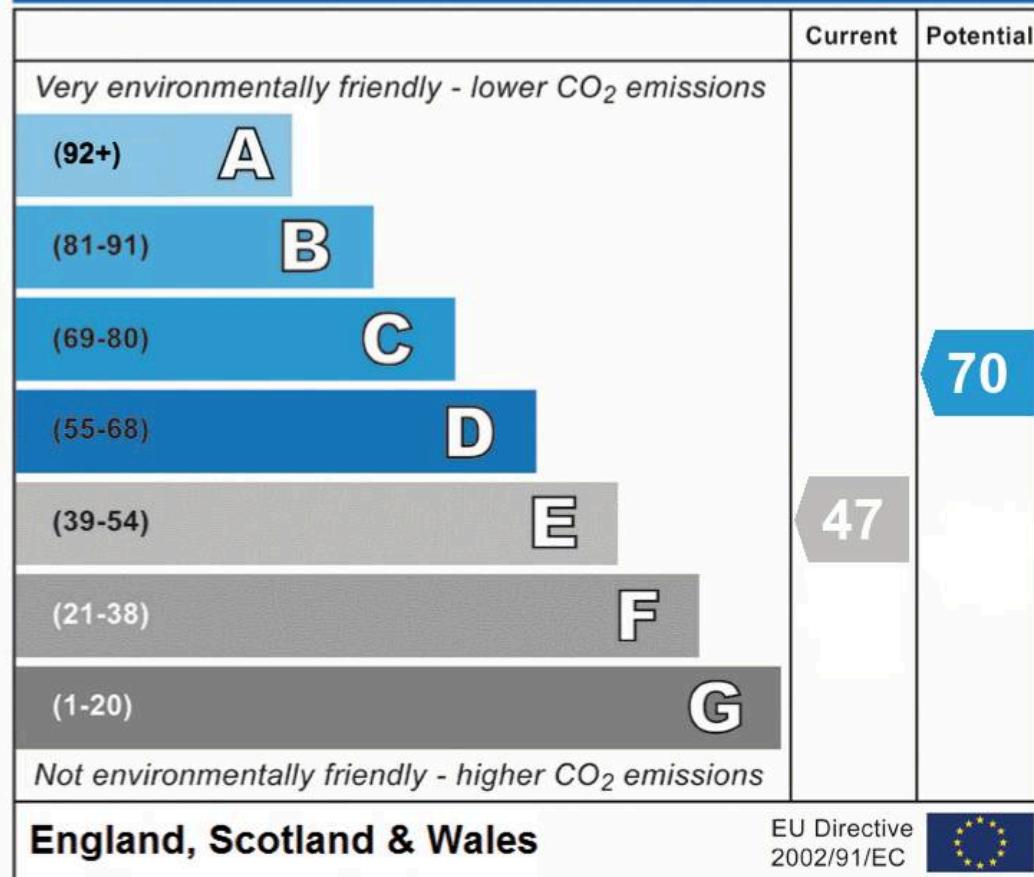
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Energy Efficiency Rating



Environmental Impact (CO₂) Rating



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