



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

£499,995

9 Dolphin court St. Helens Parade,
Southsea, PO4 0QL.

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**LAWSON
ROSE**

Dolphin Court, St Helens Parade, Southsea

Approximate Gross Internal Area = 109.2 sq m / 1175 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Lawson Rose take pleasure in introducing this exquisite three-Bedroom first floor apartment with captivating views. Nestled in a prime location, this beautifully presented first-floor apartment offers an exceptional blend of modern luxury and breathtaking panoramic views. With three well-appointed bedrooms, contemporary updates throughout, and splendid vistas overlooking Canoe Lake and the mesmerizing Solent with the enchanting Isle of Wight on the horizon, this property is a true gem. Upon stepping into the apartment, you are greeted with a sense of sophistication and style. The current homeowners have thoughtfully updated the living space to create a welcoming and elegant atmosphere. The centrepiece of this residence is the brand-new, state-of-the-art kitchen, featuring top-of-the-line NEFF appliances. This culinary haven is designed for both functionality and aesthetic appeal, making meal preparation an absolute pleasure. The apartment's modern charm extends to the newly fitted contemporary bathroom and W.C, adding a touch of luxury to your daily routine. The open plan living room can easily be divided into two elegant reception rooms, both have Luxaflex Silhouette Blinds that they can either be controlled via a pebble or Via an App, enhancing privacy and providing effortless light control, also in all bedrooms, they allow you to tailor the ambiance to your liking. One of the standout features of this property is its stunning views, from the living room, you can be captivated by the ever-changing vistas of Canoe Lake and the Solent. Enjoy your morning coffee while watching the sun glisten on the water or relax in the evening with the twinkling lights of the Isle of Wight in the distance. The apartment truly offers a front-row seat to the areas beauty. In addition to the apartment's interior splendour, you'll find beautiful communal areas, where you can meet and socialize with your neighbours. The rear gated access ensures both security and convenience, giving you peace of mind. A garage at the rear of the property provides secure parking for your vehicle, making city living even more convenient. Don't miss your chance to own this beautiful & impeccably maintained property. Call now for further information or to arrange an internal viewing.

Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band E Tenure - Leasehold

Years On Lease: 999 years from and including 1 October 2022

Management Agent: COSGROVES

Garage maintenance 25.03.2023-24.03.2024 (5.55555% of £180.00 budget amount) for period 29 Sep to 24 Dec 2023. Service Charge 25.03.2023-24.03.2024 (5% of £15,500.00 budget amount) for period 29 Sep to 24 Dec 2023.



