



**FOR SALE**

**£225,000**

Flat D 51 Granada Road,  
Southsea, PO4 0RQ.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

Share of the freehold! Moments away from the seafront and Canoe Lake, this first floor apartment in central Southsea could make for an ideal first time or perhaps investment purchase. Situated on the popular Granada Road, this immaculately presented property benefits from two great sized double bedrooms, the master of which is fitted with two bespoke solid oak wardrobes. There is a fitted kitchen, a modern, stylish shower room, plus a spacious, light and airy living room, with a large southerly facing bay window, bringing in plenty of natural daylight. Additionally the home is double glazed and gas centrally heated throughout with a recently installed, high spec boiler that has a warranty until Sep 2030. Outside here is an allocated off road parking space plus it's all being offered with no forward chain! We highly recommend an internal viewing to appreciate all that's on offer, so for further information or to request a time to view the property, please contact The Lawson Rose sales team today.

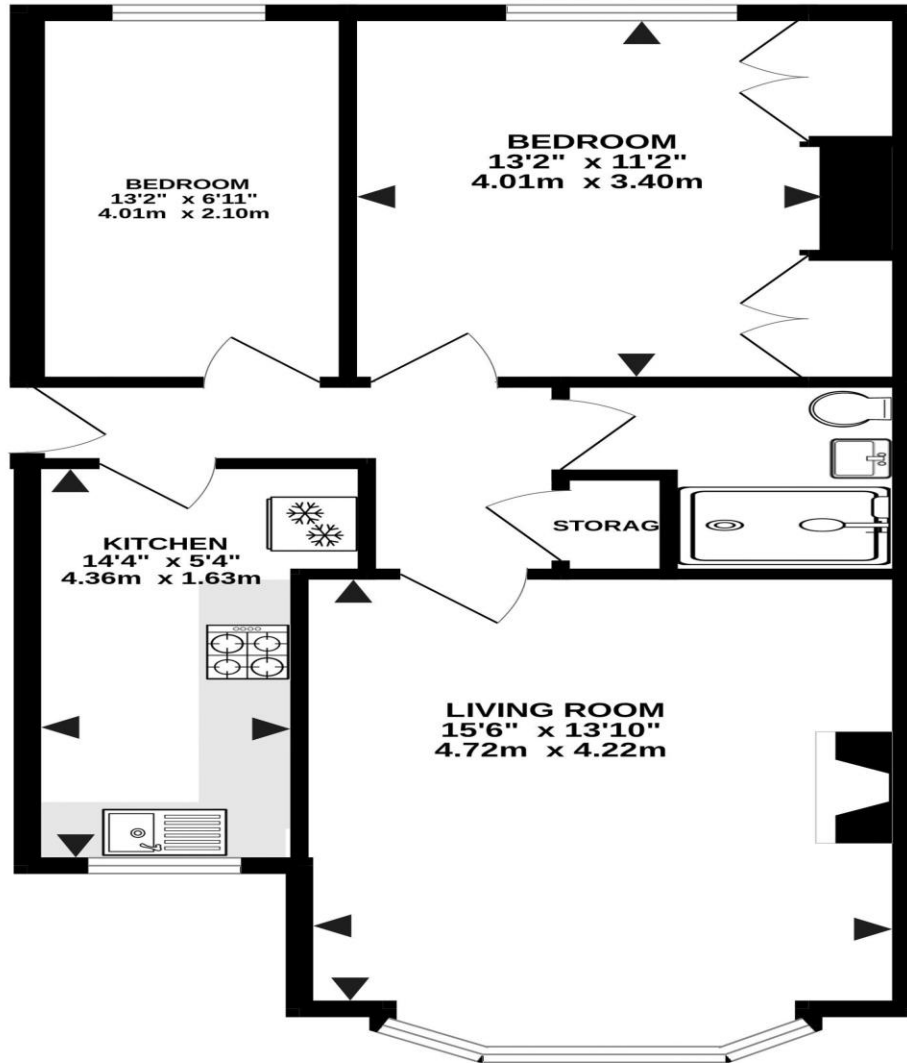
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: Allocated Parking At Front Of Property
- Council Tax: Portsmouth City Council – Band A
- Tenure - Share of the freehold
- Term: 125 years from 1 January 2001
- Management Company: Cosgroves
- Service Charge: Service charge for the period starting on 1 Feb 2024 to 31 Jan 2025 - £1,787.32'
- Lease Restriction: A copy of the lease is available upon request.





FLAT D, 51 GRANADA ROAD  
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, PO4 8DS