



ESTATE AGENTS
**LAWSON
ROSE**

FOR SALE

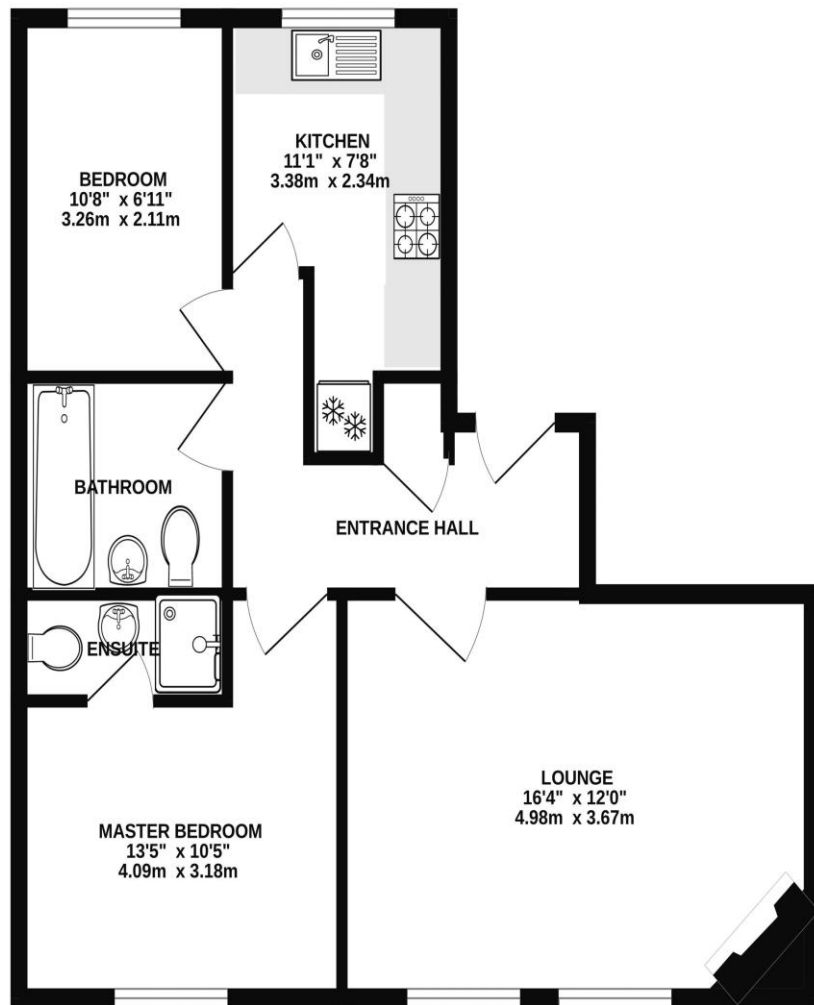
Offers in Excess of £180,000

1 Brandon House Lawrence Road,
Southsea, PO5 1PJ.

ESTATE  AGENTS

**LAWSON
ROSE**

GROUND FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Off Road Parking! This modern & well presented ground floor apartment in central Southsea is moments away from local amenities and the iconic Kings Theater, plus it's being offered with no forward chain! Situated on the corner of Albert Road and Lawrence Road, this property could potentially make for an ideal first time or investment purchase and would be perfect for those looking to be in heart of Southsea, with numerous bars and restaurants virtually on it's doorstep. Upon entering, off the hallway is an impressive spacious living room alongside doors to the modern bathroom, stylish kitchen and a good size storage cupboard. The property has two bedrooms, the master of which has its own en-suite shower room. Additionally the apartment is double glazed and gas centrally heated, plus outside there is an allocated off road parking space. Given all that's on offer, we highly advise an internal viewing, so for further information or to arrange a time to view, please contact the Lawson Rose sales office on 02392 367779.

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 A

Tenure - Leasehold

Management Agent: DACKS

Years on Lease: 125 Years from 25 March 1992

Service Charge: £1,592.75 P/A

Ground Rent: £100 subject to review



02392 367 779 - contactus@lawsonrose.com

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