



ESTATE AGENTS  
**LAWSON  
ROSE**



# FOR SALE

## £127,500

Flat 1, 21 Waverley Road,  
Southsea, PO5 2PH.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

This one bedroom, ground floor apartment is not far from the seafront & local amenities and could make for an ideal first time or investment purchase. Situated on Waverley Grove, the accommodation provides a kitchenette/ living space with a large bay window with a stylish fitted shower room and good sized double bedroom complete with an array of built in wardrobes. The property is double glazed and gas centrally heated and given its location, we do expect a strong level of interest. For further information or to request an appointment to view the property. Please contact the Lawson Rose sales office 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.
- Permit Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Date of Original Lease: 16<sup>th</sup> September 2002
- Term: 125 Years From 1<sup>st</sup> January 2002
- Management Company: DACKS
- Service Charge: ½ Yearly Service Charge – 1<sup>st</sup> January to 30<sup>th</sup> June 2024 £1,036.25
- Ground Rent: ½ Yearly Ground Rent £75.00
- Lease Restriction: A copy of the lease is available upon

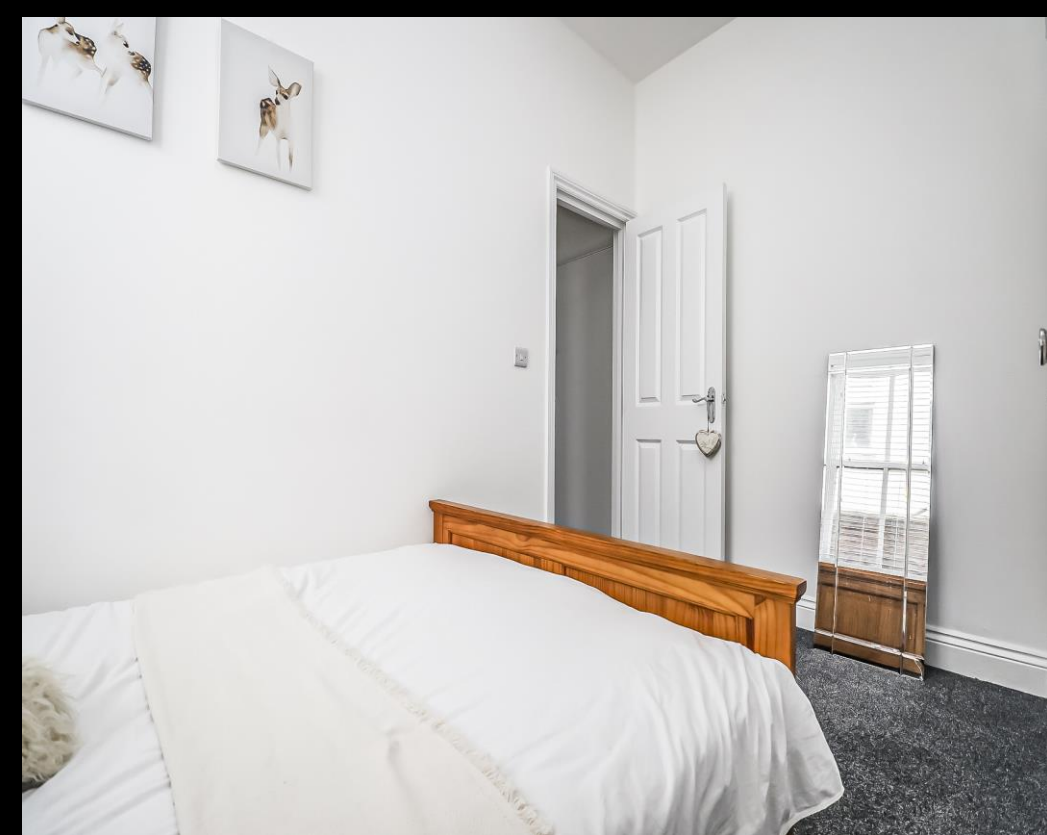


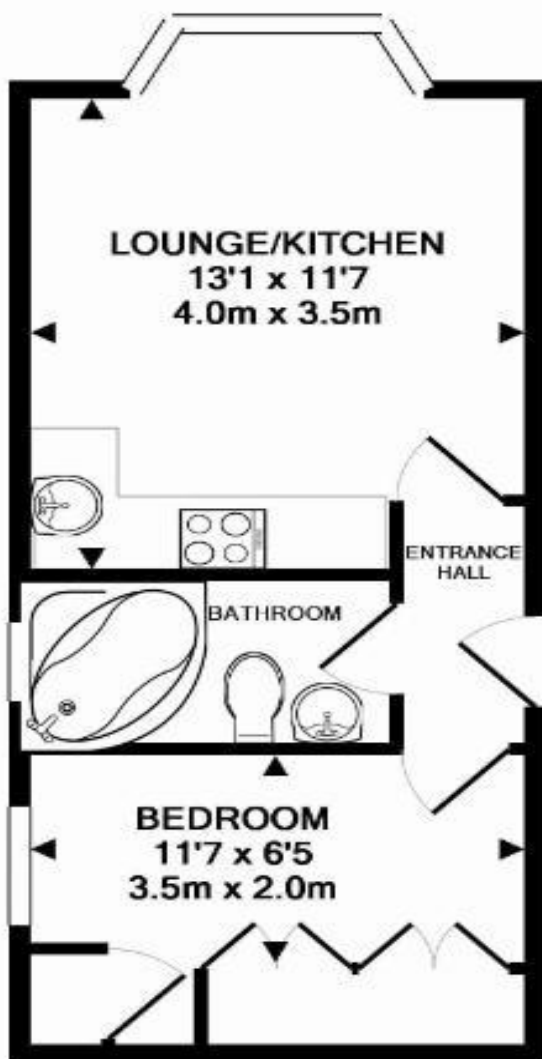
**02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)**  
**131 Winter Road, Southsea, P04 8DS**











Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 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.

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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