

# ST. ANDREWS ROAD

SOUTHSEA | PO5 1ET



£265,000

Leasehold - Share of Freehold

- Spacious Ground Floor Garden Flat
- Residential Location within a stroll of Elm Grove Shops
- Two Double Bedrooms (19ft x 14ft Master Bedroom)
- Living Room with French Doors to Rear Garden
- Fitted 'Country Style' Kitchen (oven & hob)
- Useful Basement Area (with radiators)
- Gas Central Heating & Double Glazing
- Lovely Secluded Walled Rear Garden

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## In Brief

Fry & Kent has pleasure in marketing this deceptively **SPACIOUS GARDEN** apartment occupying the ground floor of this large Victorian residence situated within a few hundred yards of Elm Grove shopping facilities, the **FASHIONABLE** Albert Road district and only half a mile from Southsea's main shopping precinct at Palmerston Road.

With almost 1,140 sq ft of accommodation and reached from the road via its own front garden and private side access, the layout provides; **SPLIT-LEVEL** entrance hall, living room with French doors to a good size enclosed walled garden, two **DOUBLE** bedrooms including a lovely 19ft x 14ft master bedroom, fitted kitchen with oven and hob, bathroom with shower and a useful **BASEMENT** area.

The property also benefits from double glazing and gas central heating. Viewing strongly recommended to appreciate the location and size of this character apartment.

**£265,000**

## KEY FACTS

**TENURE:** Leasehold (Share of Freehold)

**TERM:** 99 years commencing 30/4/1993 (lease to be extended) **GROUND RENT:** None

**SERVICE CHARGE:** None - One third share of any costs of maintenance/repairs

**BUILDING INSURANCE:** £117 Paid for 2021

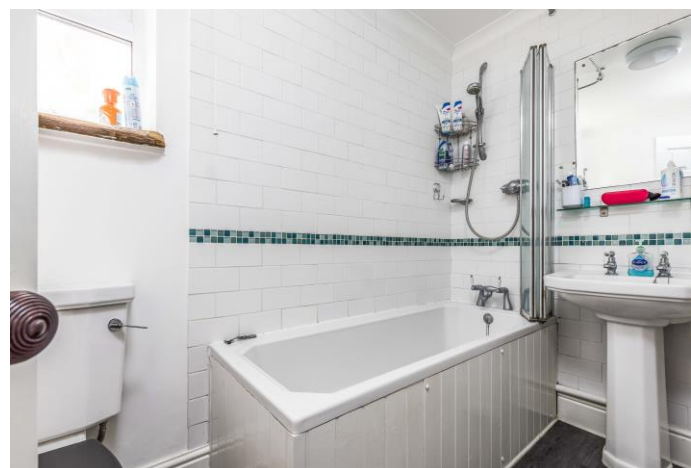
**EPC RATING:** 'E' **COUNCIL TAX BAND:** 'B'





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## St Andrews Road, Southsea

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft

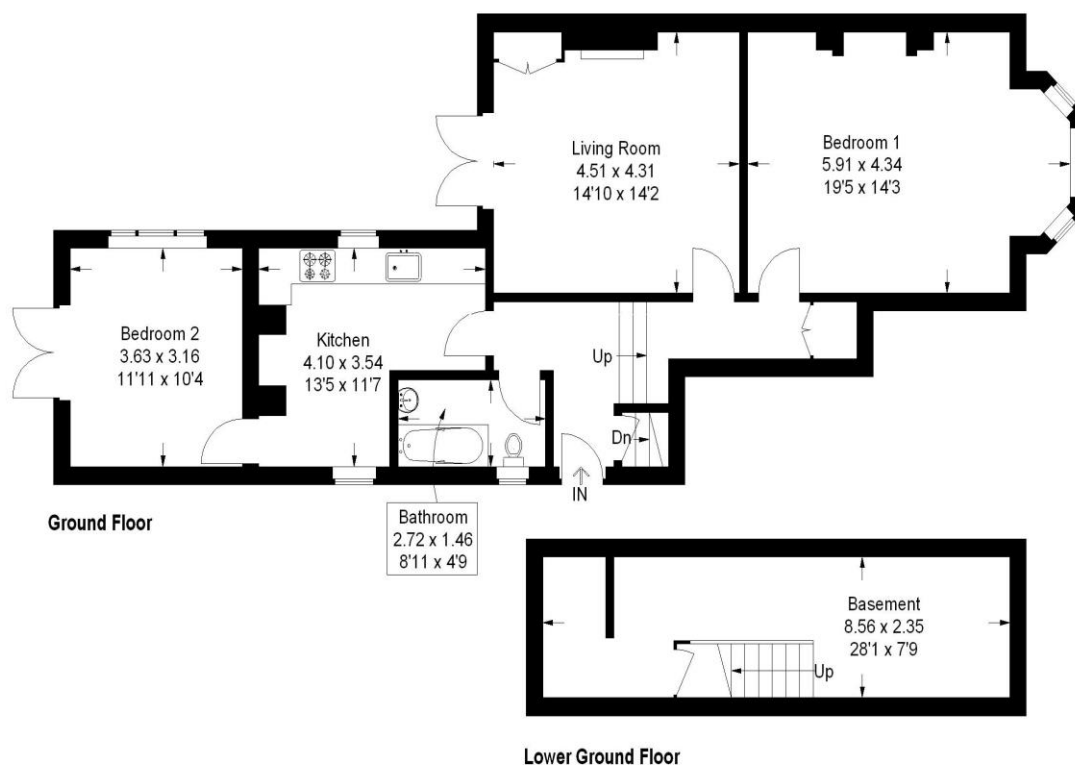


Illustration for identification purposes only, measurements are approximate, not to scale. (ID285509)

**Southsea**  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

**Old Portsmouth & Gunwharf Quays**  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

**Drayton & Out of Town**  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

**London**  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

**Southsea**  
Admin Centre  
12 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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