

THE COLONNADES

ROYAL GATE | SOUTHSEA | PO4 9XP

£325,000
Leasehold

- Impressive Two Bedroom DUPLEX Apartment
- Grade II Listed Building within Private Estate
- Spacious L-Shaped Living/Dining Room
- Fitted Kitchen/Breakfast Room with Sea Views
- Two Double Bedrooms
- Cloak/Shower Room plus Bathroom
- Resident Parking within Marine Gate Grounds
- Early Viewing Strongly Recommended

FRY &
KENT



In Brief

Fry & Kent has pleasure in marketing for sale this impressive top floor DUPLEX apartment located within a renovated grade II listed building in the highly requested Marine Gate PRIVATE estate only a few hundred yards from Southsea seafront.

Occupying the second and third floors of this VICTORIAN former Royal Marine building enhanced by its wide arches and piers to the front elevations, the communal entrance and staircase serving just two apartments leads to the second floor which comprises; reception hall, spacious L-shaped living/dining room, RECENTLY re-fitted kitchen/breakfast room with integrated oven/hob (and SEA VIEWS) plus a cloak/shower room whilst on the upper floor there is a good size landing plus two double bedrooms and bathroom.

Externally, there are well tended communal grounds, tennis court and residents PARKING close by. Benefiting from gas fired central heating and the remainder of a 999 year lease, your earliest inspection is strongly recommended to avoid disappointment.

£325,000

KEY FACTS

TENURE: Leasehold

TEM: 999 years commencing 29/9/1994

GROUND RENT: 'Peppercorn' (if demanded)

SERVICE CHARGE: £3,103.50 pa (2020)

EPC RATING: 'D'

COUNCIL TAX: 'E'



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The Colonnades, Royal Gate, Southsea

Approximate Gross Internal Area
124.2 sq m / 1337 sq ft

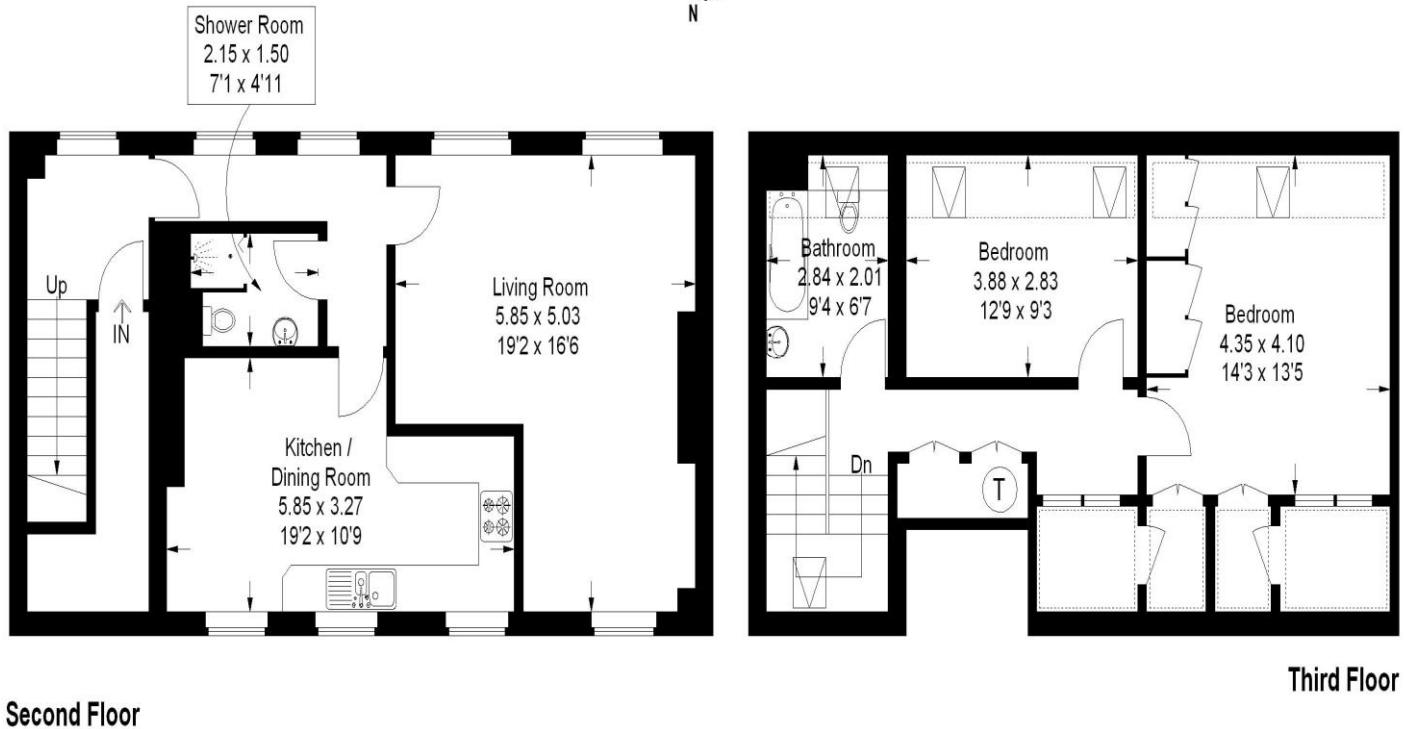


Illustration for identification purposes only, measurements are approximate, not to scale. (ID281125)

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