

# NIGHTINGALE ROAD

SOUTHSEA | PO5 3JH



£180,000  
Leasehold

Fry and Kent is delighted to offer for sale this SPACIOUS apartment situated on the first floor of this imposing Victorian Dwelling just around the corner from the SEAFRONT, Southsea Common and the main shopping precinct of Palmertson Road. In addition, there are many bars, cafes and restaurants within a short walk making this the PERFECT place for first time buyers and buy to let investors. With double glazing and electric heating, this split level apartment features a lovely living/dining room with fireplace, separate kitchen with APPLIANCES including an oven, hob and washing machine, two bedrooms and a bathroom. With extended lease as part of the sale and no forward chain, your earliest viewing is strongly recommended.

- Lovely Two Bedroom First Floor Apartment
- Central Southsea Location close to Seafont
- Spacious Living/Dining Room with Fireplace
- Separate Kitchen with White Goods Included
- Double Glazing and Electric Heating
- Low Annual Service Charge & Insurance
- New Extended Lease Term to 150 Years
- No Forward Chain - Must be Seen!

FRY &  
KENT

## KEY FACTS

TENURE: Lease

TERM: New lease extension to 150 years is offered as part of the sale.

GROUND RENT: £50 pa

SERVICE CHARGE: £400 pa

EPC RATING: 'D'

COUNCIL TAX BAND: 'A'



### Nightingale Road, Southsea

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Lettings Tel – 023 9282 2400

**Property Management**  
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