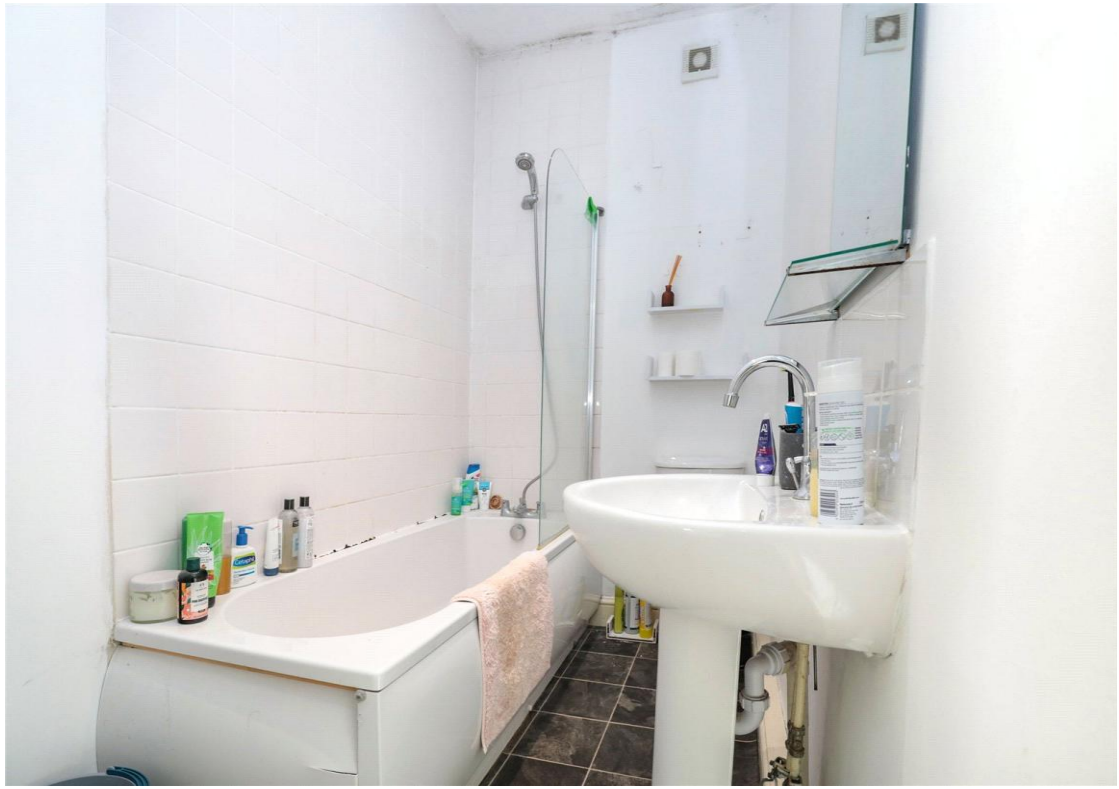
Waverley Road, Southsea, Hampshire

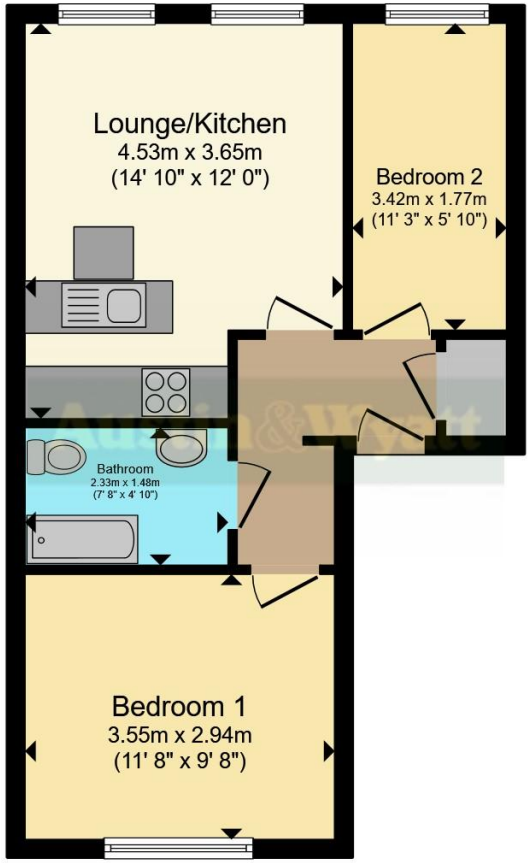
Guide Price: £170,000

Located in the heart of sought-after Southsea, this well presented two-bedroom flat is offered to the market with no forward chain and is modern throughout. The property offers well-appointed accommodation, including two bedrooms, providing an ideal opportunity for first-time buyers, investors or those looking for a stylish home in a coastal location.

Waverley Road is superbly positioned within easy reach of Southsea's vibrant amenities, including the popular shops, cafés, bars and restaurants of Albert Road and the surrounding area. Perhaps one of the property's most appealing features is it offers easy access to Southsea Common and coastal walks. Early viewing is highly recommended.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 42.5 sq.m. (458 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **TBC**

Years Left on Lease: **100**

Ground Rent: **£100**

Viewing arrangement by appointment: **023 9266 6611**

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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