

DOLPHIN COURT

ST. HELENS PARADE | SOUTHSEA | PO4 0QL



£469,995

Share of Freehold

- Three Bedroom First Floor Apartment
- Two Adjoining Reception Rooms
- Fitted Kitchen
- Bathroom/ wc Combined
- Further Cloakroom
- Great Location Opposite Canoe Lake
- Gas Central Heating & Double Glazing
- Communal Gardens & Garage in Block





In Brief

Fry & Kent has pleasure in marketing for sale this beautifully appointed **THREE BEDROOM** first floor apartment located in a **FABULOUS** setting directly overlooking Canoe Lake and just a short stroll to Southsea seafront.

This eye-catching Georgian style building with its large and spacious accommodation comprises a reception hall, cloakroom, elegant living room with deep bay window, separate dining room, fitted kitchen complete with **INTEGRATED** appliances, a master bedroom with a range of fitted wardrobes, a large second bedroom also with **FITTED WARDROBES**, a third bedroom/study and the main bathroom with w/c.

The apartment also benefits from gas central heating and double glazing throughout, has wooden flooring to the reception and hall and has rear access leading to the communal gardens, via a rear escape stairs and single garage in a block.

Dolphin Court Apartments are **HIGHLY** sought after and therefore we would recommend your earliest inspection to avoid disappointment.

£469,995

KEY FACTS

Tenure: Share of Freehold

Term: 150 years commencing 29/09/1971

Ground Rent: £ 5.00 pa

Service Charge: £2,520 pa

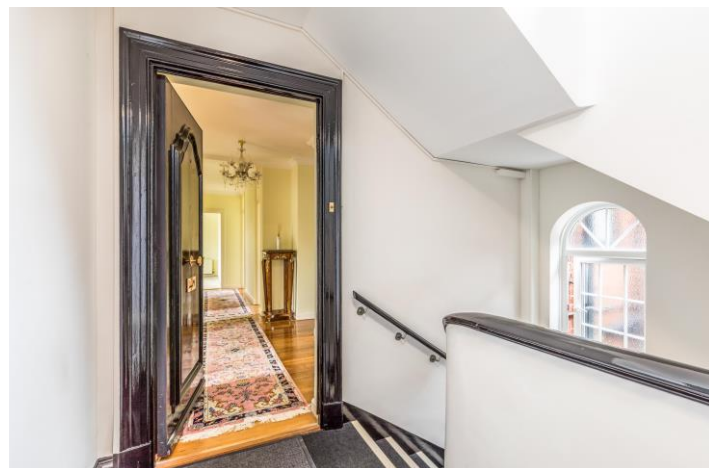
EPC Rating: To be Confirmed

Council Tax Band: 'E'



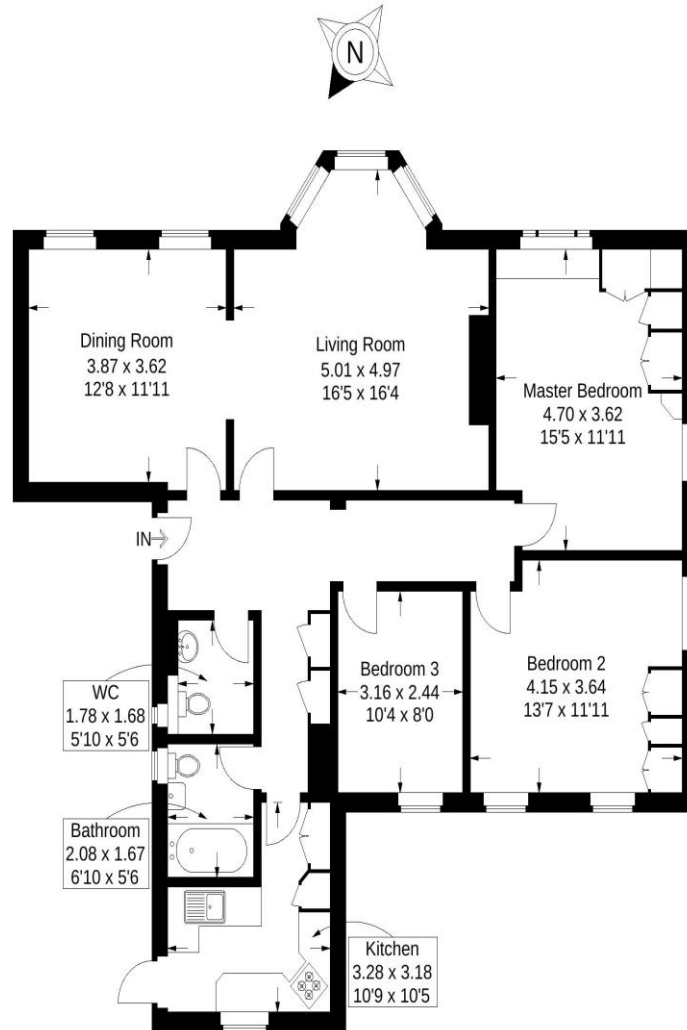
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Dolphin Court, St Helens Parade, Southsea

Approximate Gross Internal Area = 109.2 sq m / 1175 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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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
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Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

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