

DOLPHIN COURT

ST. HELENS PARADE | SOUTHSEA | PO4 0QL



£450,000

Leasehold - Share of Freehold

- Spacious Ground Floor Apartment
- Impressive 24ft Living/ Dining Room
- Stunning Views over Canoe Lake
- Garage with Power Points
- Three Good Sized Bedrooms
- Walking Distance to the Seafront
- Sold with Vacant Possession
- Central Southsea Location



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In Brief

We are delighted to offer for sale this spacious ground floor three bedroom apartment, which benefits from a **GARAGE** with Power Points in a nearby block. The property is being sold with **NO FORWARD CHAIN** and offers an opportunity to secure a lovely apartment within a highly desirable development in one of Southsea's finest locations.

Dolphin Court is surrounded by manicured lawns, and enjoys stunning views over Canoe Lake, whilst benefitting from being a Share of the Freehold.

The internal accommodation comprises; Reception Hall, an Impressive 24ft Living/ Dining Room with featured electric Fireplace, Three good sized Bedrooms, Kitchen with integrated washing machine, and a modern fitted Shower Room with new linoleum flooring. Further benefits include, Double Glazing Sash Windows throughout and Gas Central Heating. Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£450,000

KEY FACTS

TENURE: Leasehold - Share of Freehold
TERM: Remainder of 999 year lease
GROUND RENT: NA
SERVICE CHARGE: £785.00 per quarter
EPC RATING: 'EPC'
COUNCIL TAX BAND: 'D'



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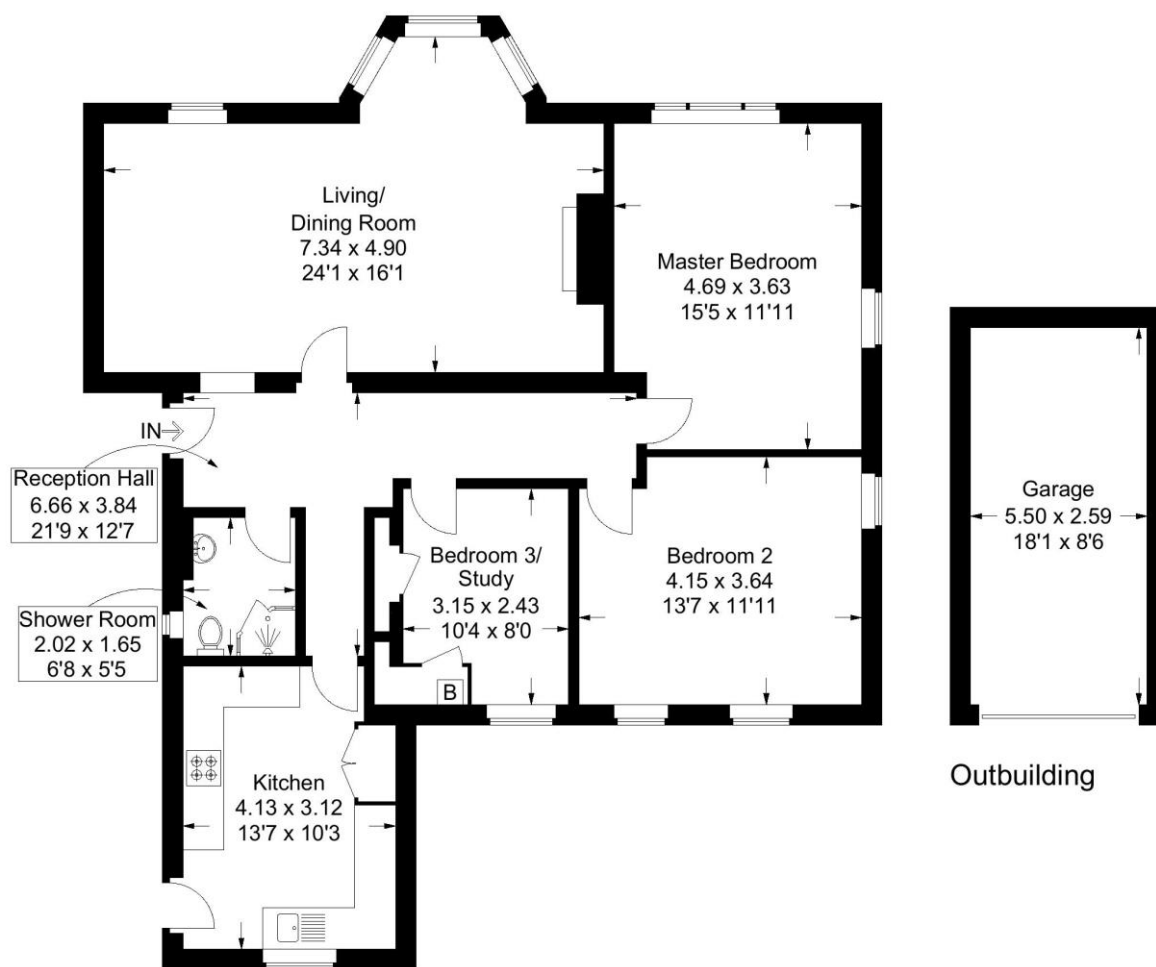


Dolphin Court, St Helens Parade, Southsea

Approximate Gross Internal Area = 102.7 sq m / 1106 sq ft

Outbuilding = 14.6 sq m / 157 sq ft

Total = 117.3 sq m / 1263 sq ft



Ground 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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