



THE EXCHANGE 52 ST RONANS ROAD

CITY OF PORTSMOUTH, PO4 0LU

£320,000
FREEHOLD

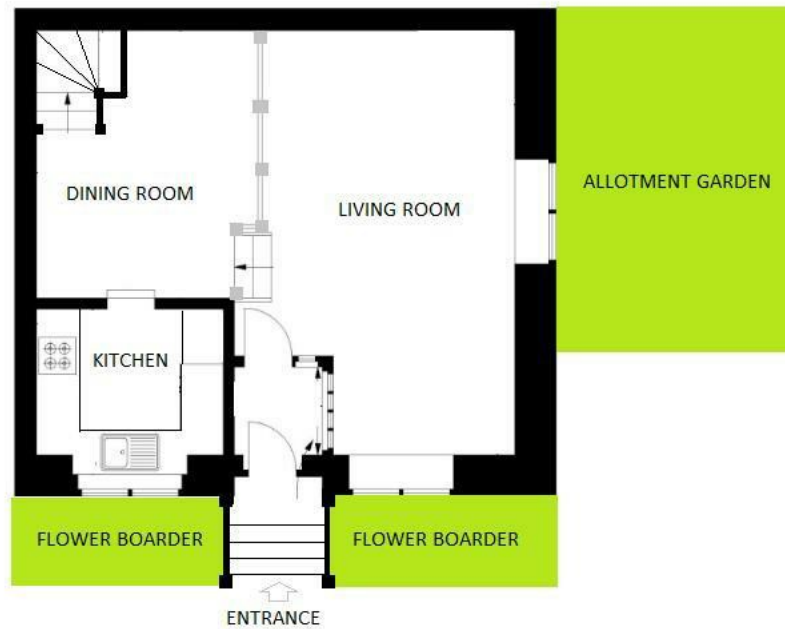
Located with in the immediate vicinity of the Albert Road shopping and entertainment thoroughfare of Central Southsea This previous Telephone Exchange building was converted circa 1985 in to the present format of four apartments to the front and four mews houses to the rear with Number 6 on the South east corner commanding a double aspect outlook. The accommodation is arranged over two floors comprising living room, dining room and kitchen to the lower floor with two double bedrooms and a family bathroom to the upper level. Features include a single garage and an allotment garden. Internal viewing essential to fully appreciate the size and layout of the accommodation. This is a Freehold property with an oversight lease ensuring the building and grounds are maintained to a high standard. The service charge per annum is £600.



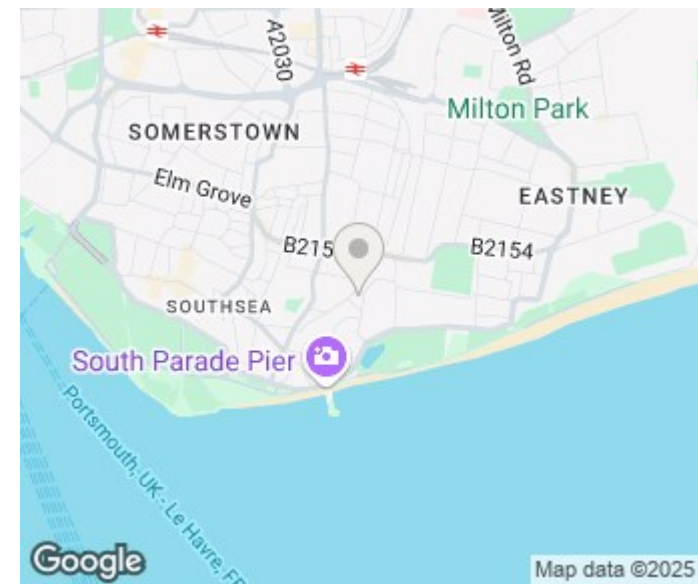
This Floor Plan Is Not Drawn To Scale & Is For Guidance Purposes Only



First Floor



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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