



Nesbits

Established 1921

Flat 2 Cedar Court, 47 Outram Road, Southsea, PO5 1QS

For auction Guide Price £155,000 to £165,000

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OFFERS INVITED PRIOR TO AUCTION (at a date to be confirmed)

PRICE GUIDE: £155,000 - £165,000

We invite IMMEDIATE CASH OFFERS (on strict Auction terms) for this well-situated and exceptionally spacious TWO DOUBLE BEDROOM GROUND FLOOR PURPOSE-BUILT APARTMENT with allocated car space, private access, gas fired central heating and UPVC replacement double-glazing; now REQUIRING MODEST REFURBISHMENT and presented at a highly competitive Guide Price holding much scope to add value.

Part of a sought-after Conservation Area (Campbell Road), Outram Road lies to the east of the main Victoria Road North, close to its junction with Elm Grove. This very convenient residential location is less than half mile from Southsea Town Centre (Palmerston Road Shopping Precinct) and places a wide range of public amenities within comfortable reach, including: The Seafront, local shops and eateries, main-line stations, various schools, and the attractions of historic Old Portsmouth.



'Cedar Court' is a 1970s-built, four-storey development comprising just eleven apartments. Let until recently, and appointed to a reasonable standard, Flat 2 itself will now reward an element of attention, largely to decor but with the option to extend to some fittings. With a motivated seller, it is available at a VERY KEEN GUIDE PRICE and will appeal to owner-occupiers seeking a blank canvas project, or to investors with continued letting in mind (projected rent circa £1200 p.c.m). Full details of this appealing opportunity are given as follows:

Approached via underpass to rear of building and private access to:

FLAT 2

UPVC and obscure double-glazed front door to:

'L' SHAPED ENTRANCE HALL

Security intercom telephone. Built-in cupboard housing electricity meter and circuit breakers.

BATHROOM

7'6 x 4'10 (2.29m x 1.47m)

White suite comprising: handbasin and panelled bath with independent shower mixer. Extractor. Heated towel rail.

SEPARATE W.C.

White low flush W.C with concealed cistern.

KITCHEN

10'10 x 8'5 (3.30m x 2.57m)

Fitted base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap. Gas and electric cooker points. Plumbing for washing machine. 'Glow-Worm' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to rear elevation.

BEDROOM ONE

17'8 x 9'11 (5.38m x 3.02m)

Tall, UPVC replacement part-obscure double-glazed window to rear elevation. One double and two single built-in wardrobes. Double panel radiator.

BEDROOM TWO

14'10 x 10'11 (4.52m x 3.33m)

Tall, UPVC replacement double-glazed window to front elevation. Double fitted wardrobe. Double panel radiator.

LIVING ROOM

21'11 x 13'9 (6.68m x 4.19m)

Deep, square bay window to front elevation with UPVC replacement double-glazing. Two double panel radiators.

OUTSIDE

Walled gardens front and rear.

ALLOCATED CAR SPACE (No.2)

LOCK-UP STORE

GENERAL INFORMATION

TENURE: 999 years Leasehold from 25th December 1976. The building FREEHOLD is in the hands of a residents' management company, Cedar Court Southsea Limited, of which Flat 2 is a shareholder.

SERVICE CHARGE: £3,626.08p per annum, to 24th December 2025, to include contribution to Reserve Fund in respect of future works.

GROUND RENT: a peppercorn.

COUNCIL TAX

Band 'B' - £1,696.27 per annum (2025-26)

EPC 'C'

VIEWING

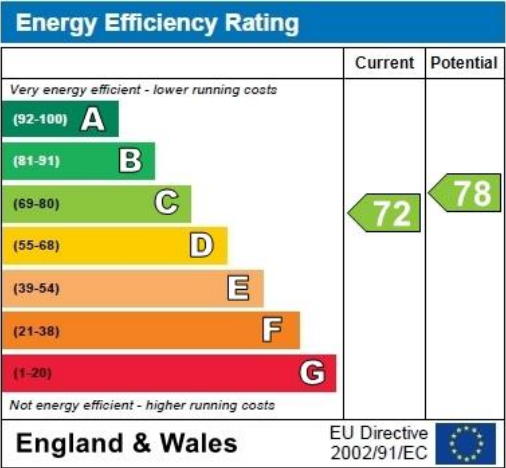
By appointment with SOLE AGENTS and AUCTIONEERS,
D.M. NESBIT & CO.
(17934/051370)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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