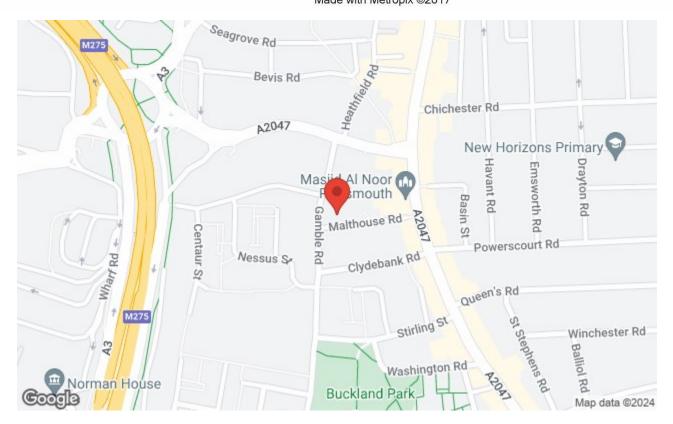


### TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given Made with Metropix ©2017



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# Offers Over £145,000 FOR

Malthouse Road, Portsmouth PO2 7ET



## 2 **HIGHLIGHTS**

- TWO BEDROOM
- PURPOSE BUILT APARTMENT
- CENTRAL LOCATION
- **DOUBLE GLAZING**
- CENTRAL HEATING
- NEUTRAL THROUGHOUT
- SOUGHT AFTER LOCATION
- MODERN BLOCK
- 🔥 TENANT IN SITU

**AD** 

NO FORWARD CHAIN

### \*\*\*FANTASTIC INVESTMENT **OPPORTUNITY\*\*\***

We are delighted to welcome to the market this purpose built apartment, centrally located only minutes from North End shops and local amenities.

This two bedroom apartment is specious throughout and has further benefits including double glazing, central heating, fitted kitchen and bathroom with door entry system.

If you are considering buying this

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property as a buy to let investment, we can advise that we achieve rental of £750 PCM. If you would like any further information about our residential letting services, or to book a viewing, get in touch



## **PROPERTY INFORMATION**

### **ENTRANCE**

security intercom, personal Company Let - £500, Pet post boxes, stairs to 2nd Addendum - £100, hallway, intercom phone, inventory) - £70, Permitted doors to

LIVING ROOM/KITCHEN **BEDROOM ONE BEDROOM TWO** 

BATHROOM

### **REMOVAL QUOTE**

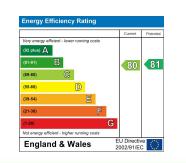
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

### **RIGHT TO RENT** CHECKS

Each applicant will be since February 2016. We process. are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

### **TENNANT FEES**

Reference Fee per Person -£150 per Person, Tenancy agreement fee - £200,



Guarantor Agreement Fee -Communal entrance with £150, Renewal Fee - £100, floor, main door into Checkout (includes occupant - £100,Changing the agreement -  $\pounds100$ , Express Fee- £100 (move in with in days), Student Admin Fee £150 per person, Student Check Out Fee  $\pounds 20$ per person, Early Release Fee £500, All subject to VAT @ 20%.

### **LEASEHOLD INFORMATION**

Lease Length 84 years : Ground Rent £100 a year : Service Charge £660 a year : Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the subject to the right to rent sellers. Your solicitor will checks. This is a check all of the above government requirement during the conveyancing

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