



**** STUDIO APARTMENT ****

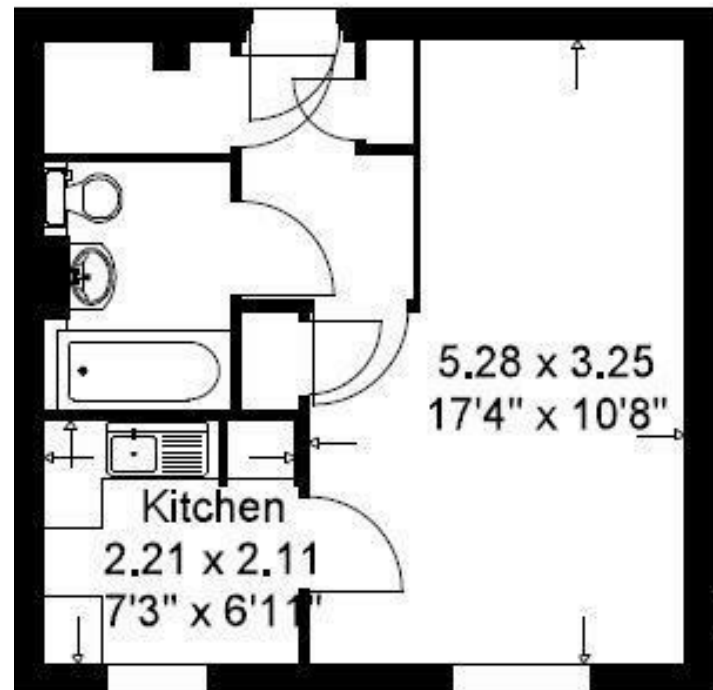
GD3 Property is pleased to welcome to the market this studio apartment on Twyford Avenue.

The property currently has a tenant in place that is paying £600.00 PCM they also pay the utility costs on a monthly basis. The property can also be sold with vacant possession as the tenancy is on a statutory periodic tenancy and therefore is rolling on a monthly basis.

The studio is on the second floor and comprises, an entrance hall, good a size studio room, which is split well between the bedroom, and a lounge area and still offers a good-sized kitchen with plenty of cupboard space. there is also a shower room and utility storage room.

Property benefits from Gas central heating and double glazing. The sale would also include furnishings, call the office now to book a viewing.

Tenure: Leasehold
 Lease length: 999 years from 2001
 Managing Agent – GD3 Property Ltd
 Ground rent - £0.00
 Service charges, Gas, and Water charges (see the breakdown below)
 Service charges (Reviewed annually in December) - £1164.00
 Gas supply - £0.00 PA
 Water supply £267.95 PA
 Council Tax band: A (Portsmouth City Council)
 EPC Rating - D



Energy Efficiency Rating		Current	Potential	Environmental Impact (CO ₂) Rating		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
01-10	A			01-10	A		
11-15	B			11-15	B		
16-20	C			16-20	C		
21-25	D			21-25	D	50	54
26-30	E			26-30	E		
31-35	F			31-35	F		
36-50	G	55	60	36-50	G		
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			
England & Wales				England & Wales			