



**** STUDIO APARTMENT ** **CASH ONLY****

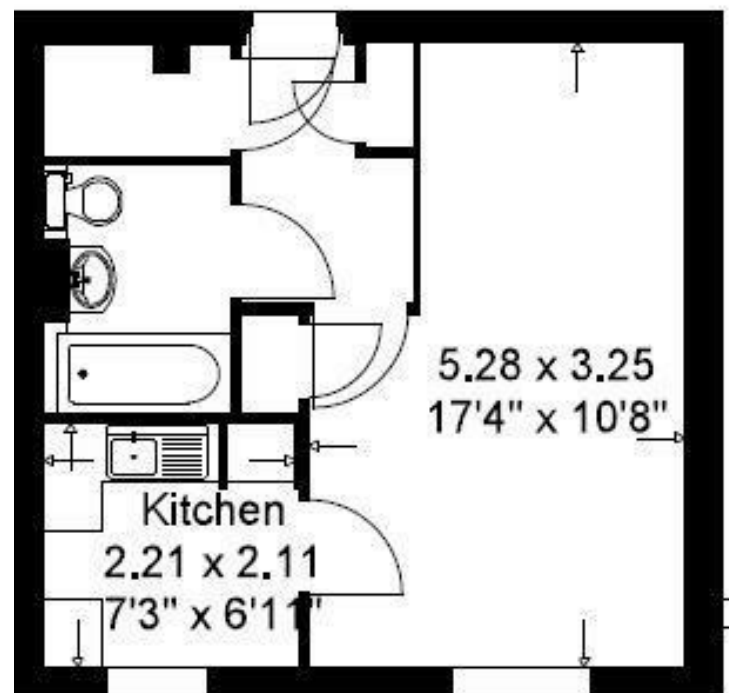
GD3 Property is pleased to welcome to the market this studio apartment on Twyford Avenue.

The property currently has a tenant in place that is paying £660.00 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.

The 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) - £1165.68
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
Very energy efficient - lower running costs			
A (95-100)	B (81-94)		
C (69-80)	D (55-68)		
E (39-54)	F (21-38)	55	60
G (1-38)			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
A (45-49)	B (40-44)		
C (35-39)	D (30-34)		
E (25-29)	F (20-24)	50	54
G (15-19)			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	