



Beddow Hall, Southsea, PO5 4AQ

£180,000

****TWO BEDROOM SPLIT LEVEL APARTMENT** **INVESTMENT ONLY****

We welcome this spacious two-bedroom apartment which is located within easy reach of the train station, University, and Gunwharf, the modern interior is neutrally decorated and offers versatile living on two separate floors, the interior consists of an entrance hall, two large double bedrooms, modern bathroom suite, large lounge/galleried kitchen area (appliances are fitted), the property benefits from some superb character features, small exterior balcony and gas central heating.

This apartment is currently rented until 31st July 2024 with a rental income of £1200.00 per month and an application for the next academic year September 2024 - July 2025 has now been received at £1,196.00 per month.

Leasehold information As of January 2024 – December 2025

Management company:- TBC
Service Charges :- £2435 PA
Ground Rent :- £50 PA

Beddow Hall, Southsea, PO5 4AQ

COMMUNAL ENTRANCE

security entrance door with period style staircase to all floors.

ENTRANCE HALL

single paneled radiator, security entrance phone, period style staircase rising to upper floors, and separate WC

TOP FLOOR KITCHEN

built-in brushed steel electric oven with four ring gas hob and cooker hood over, space for washing machine, space for freestanding fridge/freezer, wood effect vinyl flooring, wall mounted boiler, coved and plain plastered ceiling, inset ceiling spotlights, double glazed sliding patio doors leading out onto paved patio area, period style paneled door leading to storage cupboard, further period style paneled door leading to the bathroom.

BATHROOM

grey tiles, three-piece shower room, with modern grey tiles from floor to ceiling

LOUNGE

side aspect room via period style sash window, double paneled radiator, naturally painted throughout

BEDROOM 1

side aspect room via period style sash window, single panelled radiator, coved and plain plastered ceiling.

BEDROOM 2

side aspect room via period style sash window, single panelled radiator, coved and plain plastered ceiling.

Disclosure

Disclosure - All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

Anti-Money Laundering (Aml)

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC

