



London Road, Portsmouth, PO2 9HQ

£125,000

LARGE ONE-BEDROOM GROUND-FLOOR APARTMENT* *INVESTMENT ONLY

GD3 Property welcomes for sale this ground-floor apartment in the heart of North End.

Comprising of open plan living/kitchen area with integrated white goods, double bedroom with three piece bathroom, and a large storage cupboard. This apartment also benefits from a front courtyard, private entrance, and gas central heating. Local shops, restaurants, amenities and transport links nearby.

Currently tenanted at £825 per month (£9,900PA)

Tenure: Leasehold
Lease length: 125 years from 2002 (104 remaining)
Managing Agent – TBC
Ground rent - £150.00
Service Charges - £1,000.00 PA

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Lounge/Kitchen 25'7" x 11'11" (7.8 x 3.65)

Door from forecourt leading to large lounge area incorporating the kitchen. Laminate flooring and large radiator. Windows to front and side aspect. Kitchen comprises of tiled flooring, fitted base and wall units housing oven and gas hob. Stainless steel sink and drainer. Space for washing machine and fridge freezer.

Bedroom 17'2" x 11'11" (5.25 x 3.65)

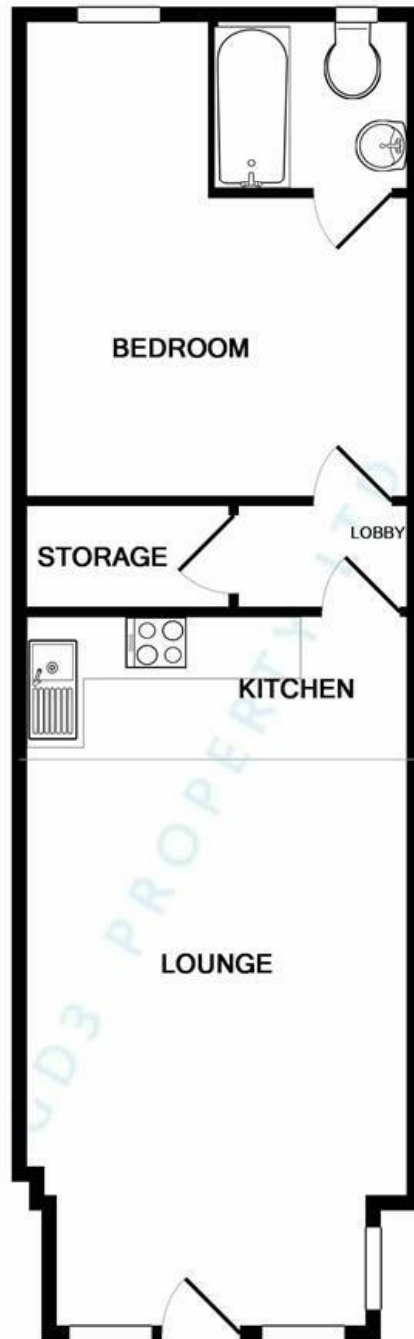
Large double bedroom leading from hallway with storage. Plastered walls and ceiling. Radiator and door to bathroom.

Bathroom 5'8" 5'1" (1.75 1.55)

Bathroom with tiled flooring and walls. Bath with overhead shower, WC and hand basin.

Disclaimer

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.



TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 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

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