



London Road, Portsmouth, PO2 9HQ £95,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000

****INVESTORS ONLY - TENANTS IN SITU****

GD3 Property Ltd are pleased to present this lovely leasehold property, situated on the bustling London Road in Portsmouth for sale. This charming apartment offers a perfect blend of comfort and convenience. Spanning 441 square feet, the property features a comfortable and well appointed reception room that serves as an ideal space for relaxation or entertaining guests. The well proportioned double bedroom provides a peaceful retreat, perfect for unwinding after a long day.

The apartment includes a modern bathroom, designed with functionality in mind and the layout of the property maximises space, ensuring that every corner is utilised effectively. The location is particularly advantageous, with easy access to local shops, restaurants and transport links, making it an excellent choice for investors looking for a rental property in the heart of the city.

£825.00 per calendar month rent being achieved (£9,900 per annum).

London Road, Portsmouth, PO2 9HQ

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 compromises 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)

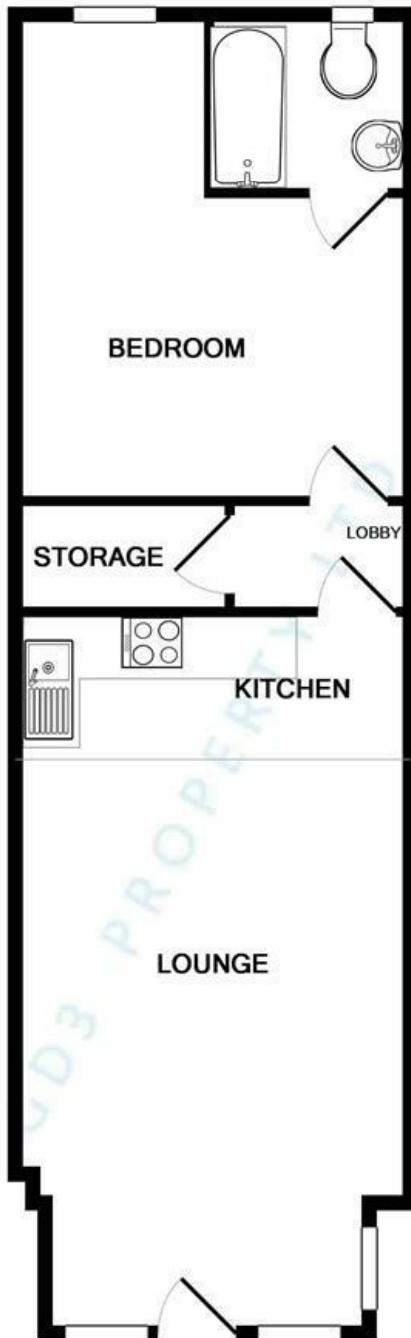
Large double bedroom leading from hallway with storage. Plastered walls and ceiling. Radiator and door to bathroom.

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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC	

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