



## St Marys Road, Portsmouth, PO1 5PH

### Asking Price £117,995

GD3 Property Ltd are pleased to present this charming split level first floor flat offering a delightful living space perfect for individuals or couples seeking comfort and convenience. The property boasts a well-designed layout that maximises both space and functionality with a welcoming reception room, a well proportioned double bedroom that provides a peaceful retreat at the end of the day. The kitchen and bathroom are thoughtfully appointed, catering to all your daily needs.

This flat benefits from contemporary design and amenities, making it an attractive option for those looking for a low-maintenance lifestyle. The location is particularly advantageous, with easy access to local shops, restaurants, and public transport links, allowing for seamless connectivity to the wider area.

This property presents an excellent opportunity for first-time buyers or investors looking to add to their portfolio. With its appealing features and prime location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own in the heart of Portsmouth.

Council Tax band: A

Ground rent: peppercorn

Service charge: £1,682.44 per annum

# St Marys Road, Portsmouth, PO1 5PH

**Bathroom 5'9" x 6'0" (1.76 x 1.85)**

**Kitchen 7'2" x 6'0" (2.19 x 1.85)**

**Main hallway 18'6" x 2'8" (5.64 x 0.83)**

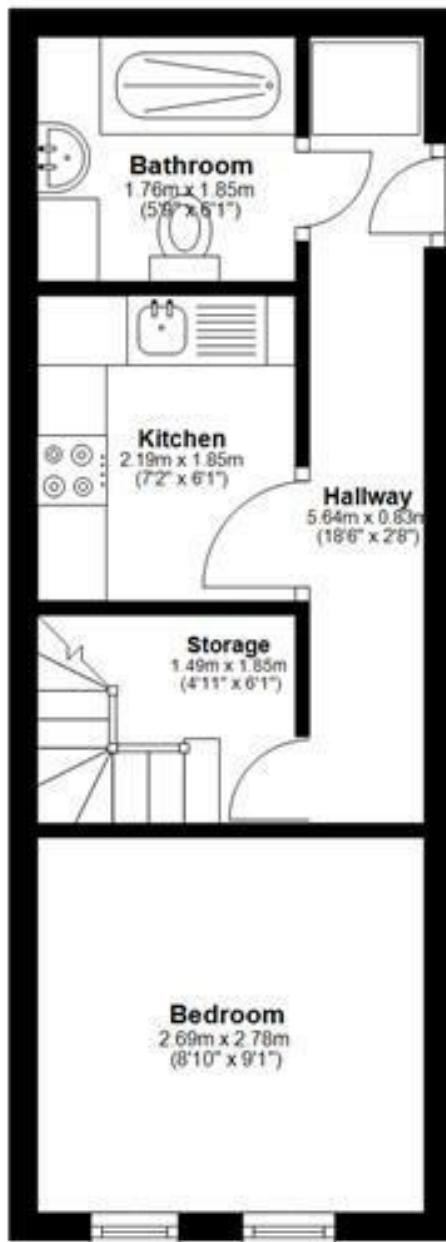
**Small hallway 4'10" x 6'0" (1.49 x 1.85)**

**Bedroom 8'9" x 9'1" (2.69 x 2.78)**

**Top floor lounge 15'11" x 9'1" (4.86 x 2.78)**

# Ground Floor

Approx. 23.4 sq. metres (252.1 sq. feet)



Total area: approx. 36.9 sq. metres (397.4 sq. feet)

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

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