



## Walberant Buildings, Copnor, PO3 5LB

### £174,995

GD3 are proud to present this charming purpose built, CHAIN FREE, flat for sale in the sought after Copnor Road in Portsmouth, offering a delightful blend of comfort and convenience. Constructed in the 1930's, the property exudes a sense of character while providing modern living essentials.

The flat is large and welcoming with a spacious reception room, perfect for relaxation or entertaining guests, with two well-proportioned bedrooms, ideal for professionals seeking a comfortable living environment. The kitchen and bathroom have been thoughtfully designed, catering to all your daily needs.

The location is particularly advantageous, with easy access to local amenities and transport links and near to the picturesque surroundings of Hilesea Lines. This property is a great opportunity for first time buyers and investors alike. This flat presents an excellent opportunity to own a piece of this vibrant community, combining charm with practical living.

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.



## Ground Floor

Approx. 87.1 sq. metres (937.3 sq. feet)



Total area: approx. 87.1 sq. metres (937.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	60	65
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	69	78
EU Directive 2002/91/EC		