



FOR SALE

£200,000

66a Ophir Road, North End,
Portsmouth, PO2 9EN.

Tenure: Share of Freehold

ESTATE  AGENTS

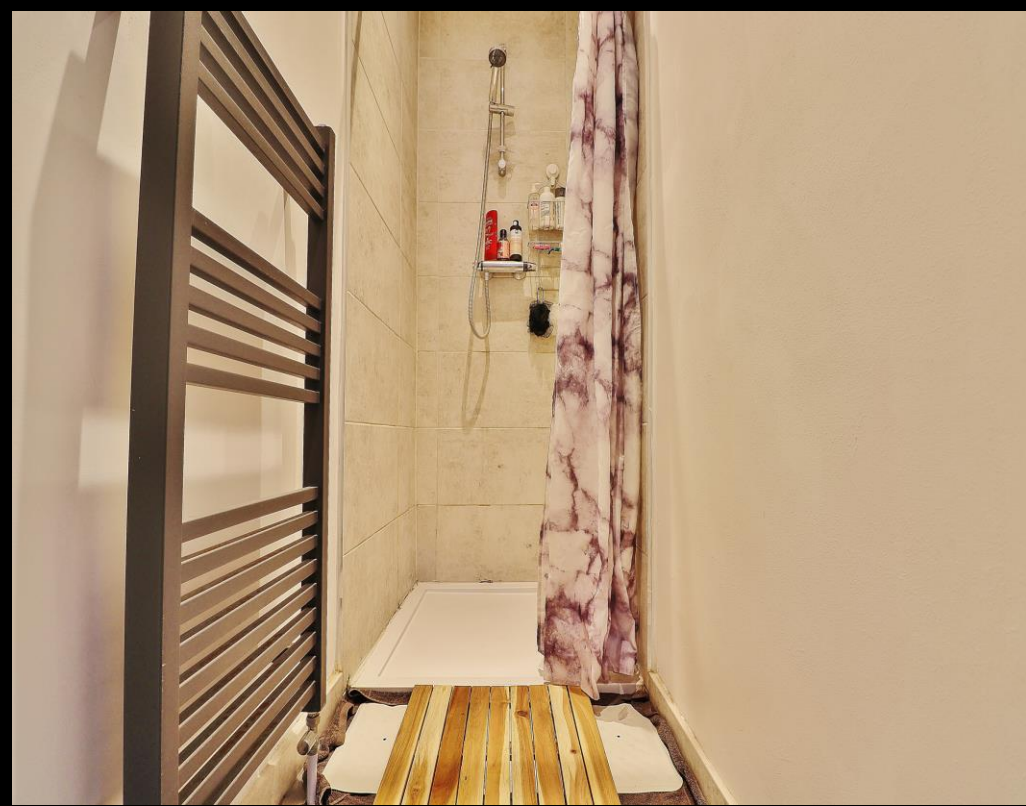
LAWSON ROSE

PROPERTY DESCRIPTION

Share Of The Freehold! We are pleased to offer this modern and well-presented two-bedroom ground floor apartment with a large private garden, located in the popular Ophir Road, North End. Boasting a share of the freehold, this property offers a fantastic opportunity for both first-time buyers and investors alike. Upon entering, the property features a welcoming hallway that leads to a spacious master bedroom and a convenient W/C. The bright and open kitchenette/living room offers a perfect space for relaxing and entertaining. A lean-to conservatory, currently used as a utility area, adds an extra layer of practicality. The apartment also includes a good-sized second bedroom and a stylish fitted shower room. To the rear, the property benefits from a generous 40ft enclosed garden, offering a private outdoor space to enjoy. With its modern finishes, well-thought-out layout, and popular location, this property is an excellent opportunity not to be missed. For further information or to arrange an internal viewing, please contact the Lawson Rose office at 02392 367779.

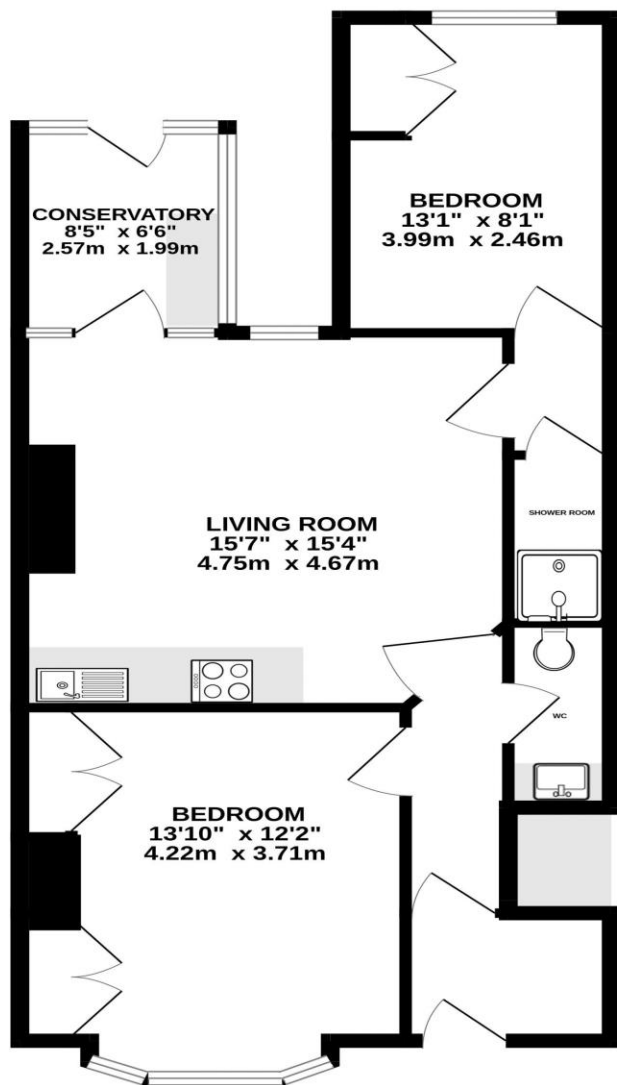
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band B
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 900 Years Remaining
- Maintenance Charge: 'As & When' Between First Floor Apartment
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.