



# FOR SALE

## £145,000

66b Laburnum Grove, North End,  
Portsmouth, PO2 0ER.

Tenure: Leasehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Offered with no forward chain and vacant possession, this two-bedroom first floor apartment is ideally located close to local amenities in North End. With its own private entrance, this spacious property could make an ideal first-time or investment purchase. The accommodation comprises a generous landing with access to a fitted kitchen and separate W.C, two well-proportioned double bedrooms, and a bright, sizeable living room. The kitchen also provides access out onto a south-facing rear balcony — perfect for enjoying the sun. Further benefits include double glazing, gas central heating, and convenient proximity to shops and transport links. To arrange your viewing or for further information, please contact the Lawson Rose sales office today.

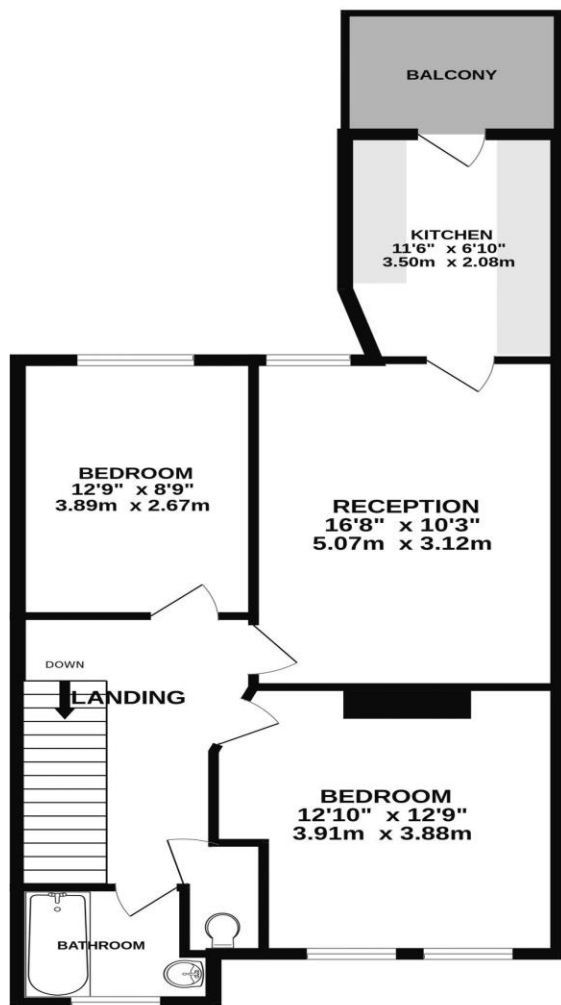
### Material Information:

- 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.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure- Leasehold
- Freehold is also available should a purchaser wish to buy it on this basis.
- New lease being issued
- Term: TBC
- Service Charge: TBC
- Ground Rent: TBC





GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 sq.m.) approx.

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             | 73 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.