



29 Waverley Road  
Southsea, PO5 2PH

Asking Price £168,000 Council Tax Band A

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Tullys



## 29 Waverley Road

Southsea, PO5 2PH

\*\*\* BUY TO LET INVESTMENT \*\*\* \*\*  
TENANTS IN SITU \*\*\* \*\* 6.78% GROSS  
RETURN AT ASKING PRICE \*\*\*  
\*\*\* NO FORWARD CHAIN \*\*\* \*\* SHARE  
OF FREEHOLD \*\*\* \*\* TWO BEDROOM  
HALL FLOOR FLAT \*\*\*

Currently let, this hall-floor apartment boasts good sized accommodation throughout including a light and airy lounge with bay window to the front aspect and two double bedrooms to the rear.

Offered for sale with NO FORWARD CHAIN and with tenants in situ, this is an ideal investment and presents the opportunity for budding property investors to acquire a keenly priced property.

Current rental income sits at £950pcm (£11,400p/a) with an increase to £975pcm pending.

This is a fantastic and straight-forward investment and one that should not be missed.

### LOUNGE

15'10" x 13'3" (4.85 x 4.04)

### KITCHEN

9'7" x 5'2" (2.94 x 1.59)

### BEDROOM ONE

13'1" x 11'1" (4 x 3.38)

### BEDROOM TWO

15'1" x 11'6" (4.6 x 3.52)

### BATHROOM

7'8" x 5'2" (2.36 x 1.6)

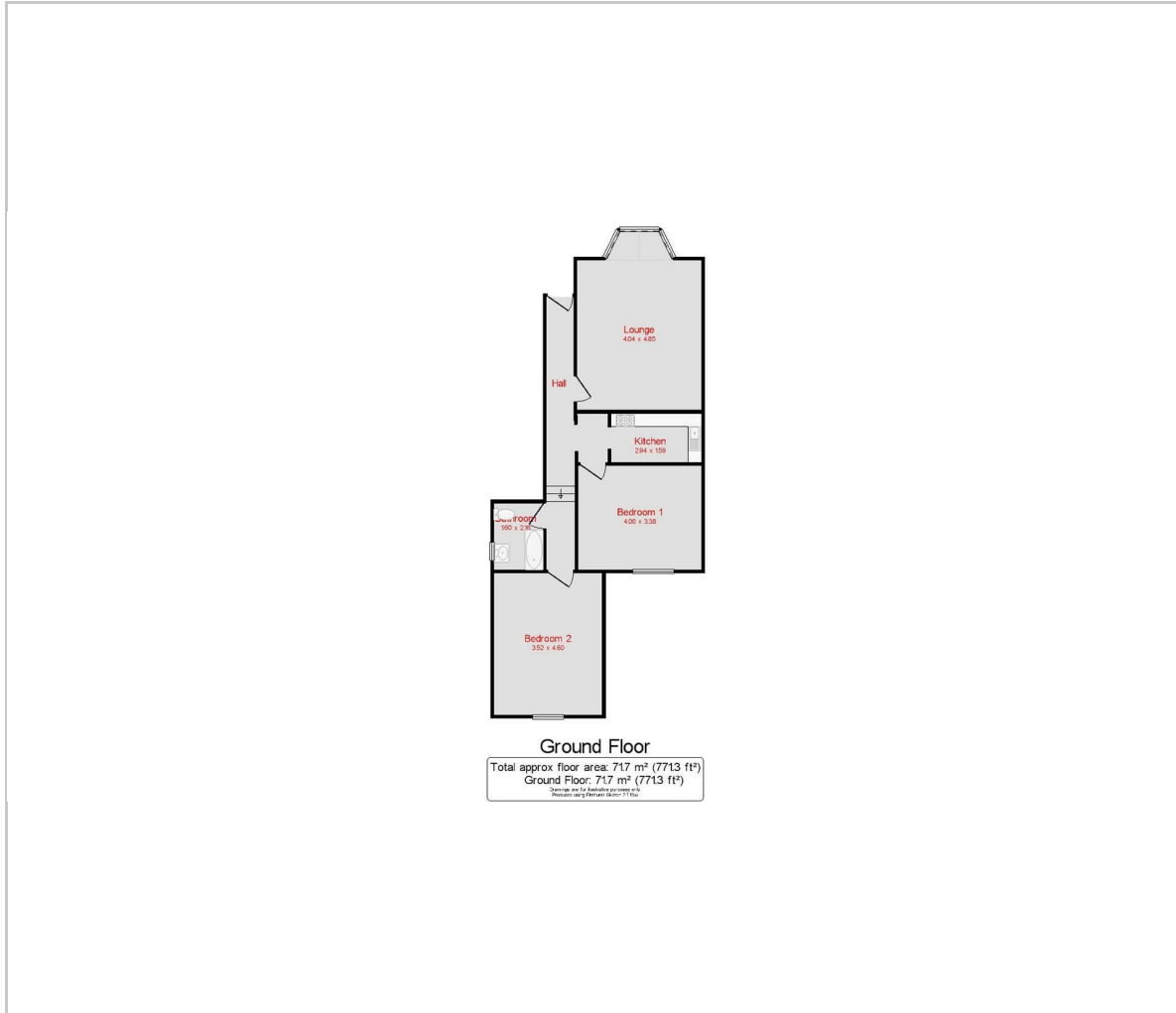
### AGENTS NOTES



TENURE: Share of Freehold  
Lease: 125 years from the 25th of March 1986 meaning that the unexpired term is approximately 87 years.  
Ground Rent: £50 rising to £250 p/a.

The Title of this property includes the following extract regarding restrictive covenants.  
The Deeds and Documents of Title having been destroyed by enemy action,  
the land is registered subject to such restrictive covenants as may have  
been imposed thereon before 19 March 1949 so far as the same are enforceable.

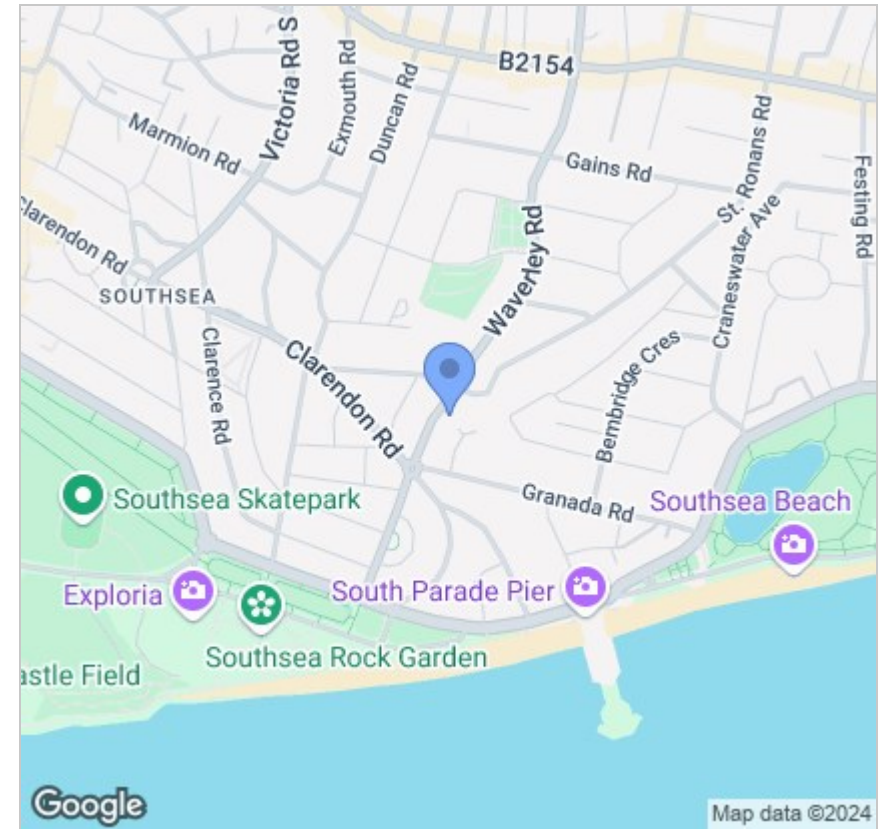
## Floor Plan



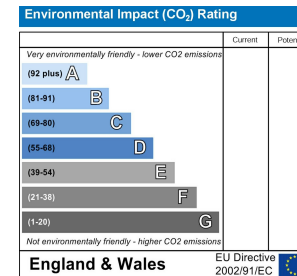
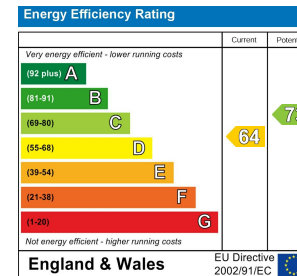
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

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