



Flat 1, 295 London Road, North End, Portsmouth, Hampshire,
PO2 0HF
£885 PCM

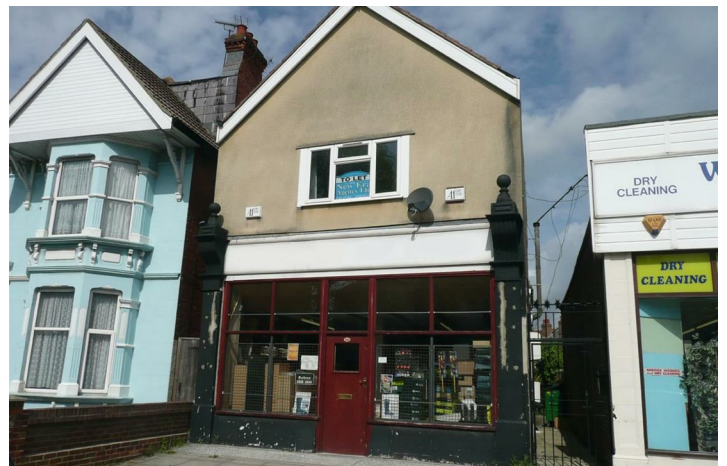
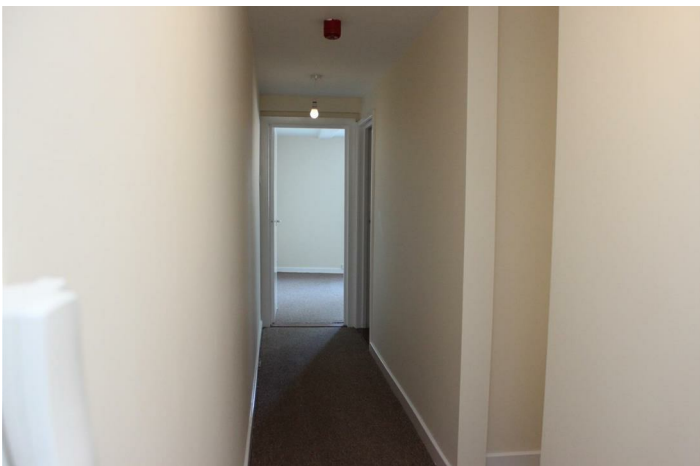
- First Floor Apartment
- Gas Central Heating
- Three Piece Bathroom
- One Bedroom
- Double Glazing
- Inspection Highly Recommended

295 London Road, Portsmouth PO2 9HF

New Era Agency introduce this impressively large One Bedroom First Floor apartment located in the Hilsea district of London Road. Situated on the First Floor, the property boasts impressive sizes such as a Lounge in excess of 18', Bedroom in excess of 14' and benefits from Double Glazing and Gas Central Heating and a Security Phone Entrance System. From a large corridor the other rooms are located such as the three piece Bathroom suite and a modern Kitchen with a window to the rear elevation. We would anticipate early interest in this property. COUNCIL TAX BAND - A



Council Tax Band: A



Entrance :

Wrought iron gate to side passage and communal front door leading to stairway to all floors

Front Door:

Leading to entrance hall

Entrance Hall :

Smooth finished walls and ceiling, security entrance phone, Power Point

Lounge : 18'2" x 12'6"

Double glazed window to front elevation, smooth finished walls and ceiling, radiator, power points

Bedroom : 14'6" x 9'7"

Double glazed window to side aspect, power points, radiator, smooth finished walls and ceiling

Bathroom :

Housing a three piece suite comprising of a close coupled flush W.C, pedestal wash hand basin, panel bath with electric shower over behind shower screen, tiled splash backs, extractor fan

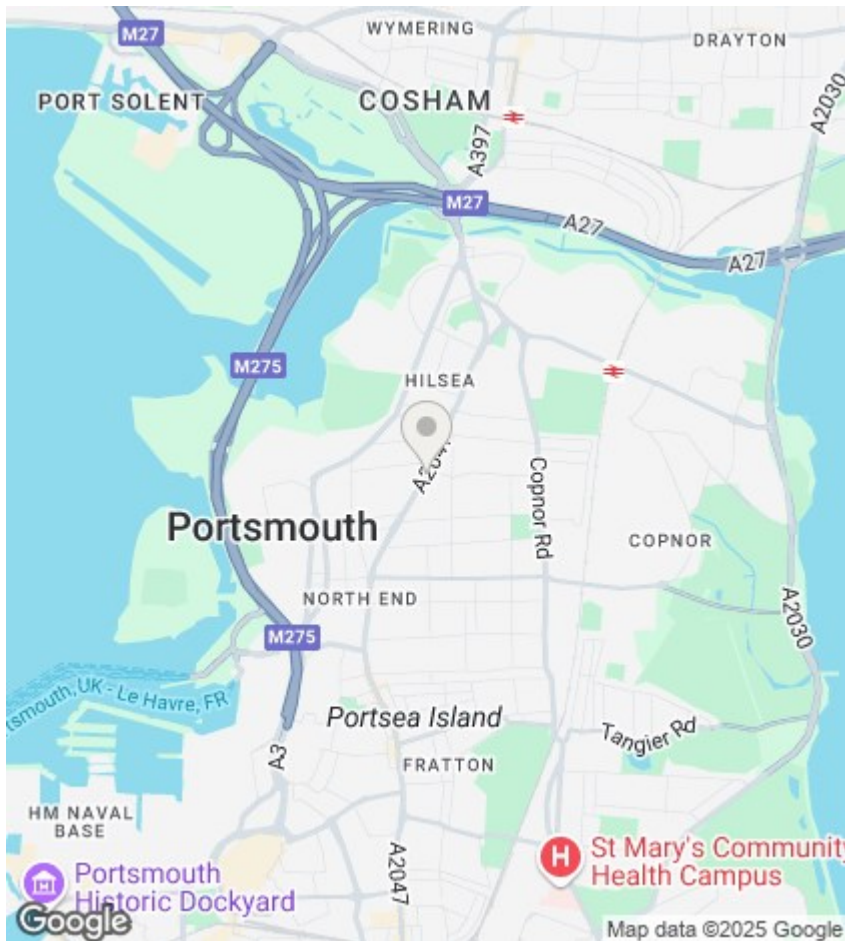
Kitchen : 9'9" x 7'2"

Housing a stainless steel single sink and drainer with storage under, wall and base units comprising of cupboards and drawers with roll edge worktops over, space and mains for fridge / freezer, built in electric oven with separate hob recessed into worktop with extractor hood over, boiler serving hot water and heating, radiator, tiled splash backs

Agent Notes

Council Tax Band - A

EPC - D



Directions

Side gate and main door to communal hall

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	