



**Nesbits**

Established 1921

**26 Vista Fratton Way, Southsea, PO4 8FD**

**For auction Guide Price £150,000**

26 Vista Fratton Way, Southsea, PO4 8FD

TO BE SOLD BY PUBLIC AUCTION AT A DATE TO BE CONFIRMED  
(UNLESS SOLD PREVIOUSLY).

GUIDE PRICE: £150,000.

We invite, prior to possible Public Auction, immediate CASH OFFERS from investors and owner-occupiers for this VACANT MODERN TWO BEDROOM 3rd FLOOR APARTMENT benefitting from allocated car space, lift service, electric heating, double-glazing, secure entry, balcony, and en-suite. Built around 2008, the Vista building occupies a prominent position at the junction of Fratton Way with Goldsmith Avenue, a location enjoying ready access to a wide range of public amenities, including: Fratton main-line station, supermarket, bus services, St Marys Hospital, various schools and, some one mile away, Southsea Seafront.



With a projected rental income of around £1,200 p.c.m. (equivalent to a gross yield of 9.5%, or around 7.25% when deducting Service Charge), this keenly guided opportunity is considered to be an excellent addition to any investment portfolio, or to be well-suited to owner-occupation. Full details are as follows:

### **MAIN ENTRANCE**

Glazed door, with SECURITY ENTRY SYSTEM, to:

### **COMMON LOBBY & HALLWAY**

Lift and stairs to upper floors.

### **FLAT 26**

### **ENTRANCE HALL**

Built-in cloaks and storage cupboard housing electricity meters, circuit breakers, and electric heating controls. Single panel radiator. Security intercom telephone.

### **BATHROOM & W.C.**

8'5 x 7'2 (2.57m x 2.18m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin with mixer tap, and low flush w.c. Single panel radiator. Extractor.

### **MASTER BEDROOM**

15'6 x 8'11 (4.72m x 2.72m)

UPVC full-height double-glazed window.

Double built-in wardrobe and storage cupboard. Double panel radiator. Door to:

### **EN-SUITE SHOWER ROOM & W.C.**

White suite comprising: low flush w.c., pedestal handbasin with mixer tap, and tiled shower cubicle. Single panel radiator. Extractor.

### **BEDROOM TWO**

11'7 x 8'10 (3.53m x 2.69m)

UPVC full-height double-glazed window. Single panel radiator.

### **LIVING ROOM**

15'4 x 11'1 (4.67m x 3.38m)

Double panel radiator. Pair of UPVC double-glazed sliding patio doors to BALCONY having decked floor and glazed balustrade. Incorporating:

### **KITCHEN**

8'0 x 7'7 (2.44m x 2.31m)

Fitted and equipped with: base and wall cupboards, work surfaces with up-stand, breakfast bar, single drainer stainless steel inset sink with mixer tap, electric oven, 4-ring ceramic hob with extractor canopy, 'fridge/freezer. Plumbing for washing machine, space for tumble dryer. Extractor.

### **OUTSIDE**

SUN BALCONY as described above.

ALLOCATED CAR SPACE within the

building's secure underground car park.

### **GENERAL INFORMATION**

Tenure: 125 years leasehold from 2010 (112 years remaining).

Service Charge: £3,478 p.a to include communal heating.

Ground Rent: £250 p.a.

Council Tax: Band 'B' - £1,614.24 per annum (2024/25).

EPC 'B'

### **VIEWING**

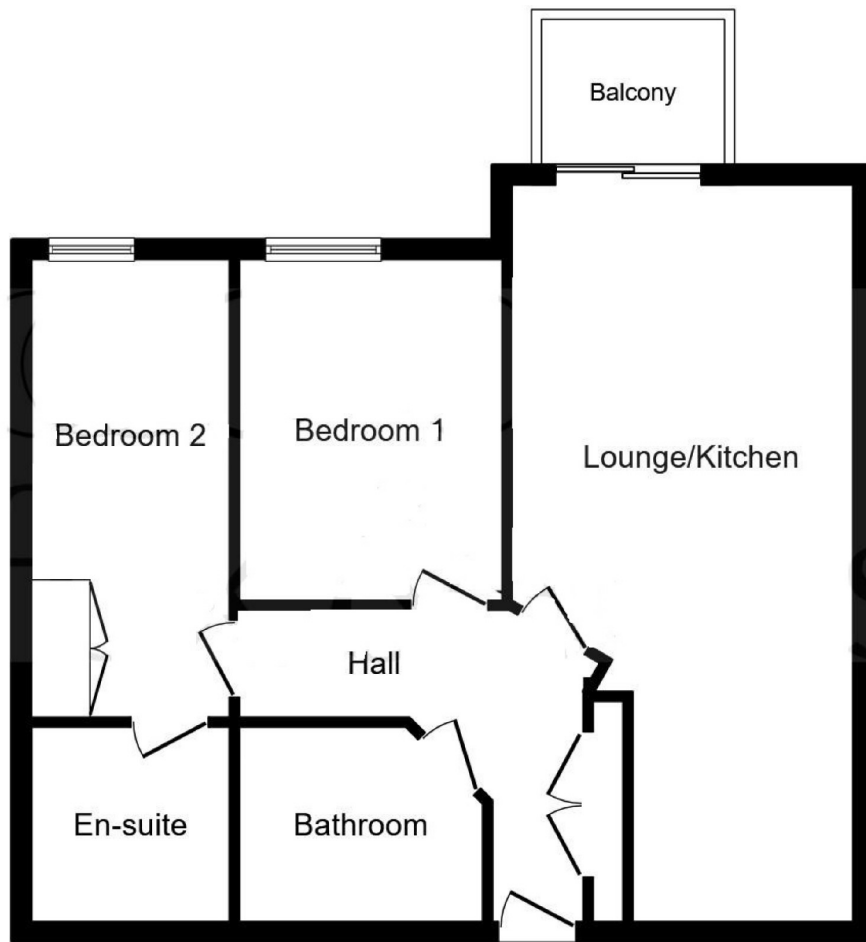
By appointment with SOLE AGENTS & AUCTIONEERS, D. M. NESBIT & CO. (17761/044296)

### **ADDITIONAL AUCTION COSTS**

A Buyer's Premium of £450 + V.A.T., will be payable by the purchaser to the Auctioneers, either in the Saleroom or, if the Lot is sold prior to Auction, at the offices of Nesbit & Co. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection by interested parties. Those intending to bid are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







**Floor Plan**

Total floor area 60.0 sq.m. (646 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

