

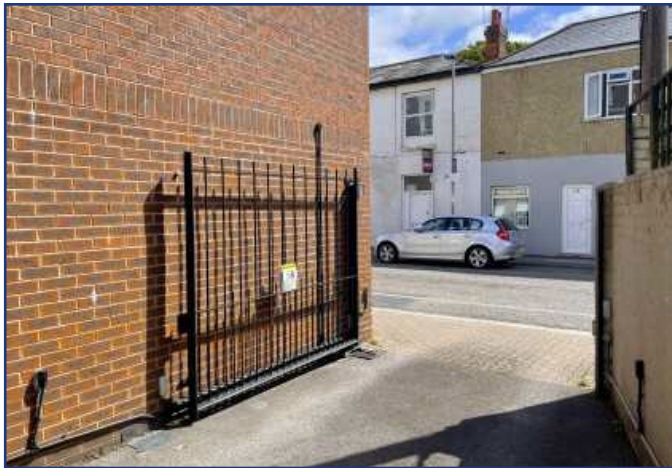


Zak Court, Guildford Road, Fratton, Portsmouth, PO1 5PB

OFFERS INVITED PRIOR TO AUCTION.

GUIDE PRICE: £1,000,000

We invite immediate offers (strictly on Auction terms) for this lucrative, first-class INVESTMENT opportunity, being a MODERN BLOCK OF 7 APARTMENTS (2 x one-bedroom, 4 x two-bedroom, 1 x three-bedroom, plus garages and parking), all LET AND PRODUCING £63,660 p.a. (with scope for significant uplift), equivalent to a gross annual yield of 6%-plus. Built around 2004, 'Zak Court' occupies a prominent corner position at the junction of Guildford Road with St Mary's Road, a convenient residential location enjoying good city access and within comfortable reach of a wide range of public amenities. The building has brick elevations under a pitched, slate roof incorporating multiple dormer windows, and features three integral garages (one in use as a cycle store), plus a rear parking compound having allocated spaces for four cars with automatic gated access. All units have secure entry, electric heating, full double-glazing, and equipped kitchen. General presentation is to a good standard.



Occupancy (on Assured Shorthold Tenancy) is as follows:

Flat 1 (2 Bedrooms) Let at £665 p.c.m.

Flat 2 (1 Bedroom) Let at £675 p.c.m.

Flat 3 (2 Bedrooms) Let at £900 p.c.m.

Flat 4 (2 Bedrooms) Let at £740 p.c.m.

Flat 5 (1 Bedroom) Let at £580 p.c.m.

Flat 6 (3 Bedrooms) Let at £950 p.c.m.

Flat 7 (2 Bedrooms) Let at £795 p.c.m.

TOTAL £5,305 p.c.m.

Rarely is a Freehold block such as this presented to the open market - 7 low-maintenance units under one roof, a very healthy current income, scope for uplift to be applied, and with potential for future breakdown disposal. Full particulars are given as follows and early viewing is invited:

RECESSED PORCH

Bin store. Pedestrian door to end garage. UPVC and obscure double-glazed main front door, with SECURITY ENTRY SYSTEM, to:

COMMON HALLWAY

Stairs to upper floors.

GROUND FLOOR

FLAT 1

Entrance Hall

Coved ceiling. Built-in cupboard housing hot water tank. Security intercom telephone.

Bathroom & W.C.

6'9 x 5'6 (2.06m x 1.68m)

Internal. Fittings similar to Flat 7.

Bedroom One

14'5 x 10'9 (4.39m x 3.28m)

Coved ceiling. UPVC double-glazed window to side elevation.

Bedroom Two

9'11 x 7'9 (3.02m x 2.36m)

Coved ceiling. UPVC double-glazed window to side elevation.

Living Room

14'8 x 11'11 (4.47m x 3.63m)

Coved ceiling. UPVC double-glazed window to front elevation. Opening into:

Kitchen

11'4 x 6'8 (3.45m x 2.03m)

Coved ceiling. UPVC double-glazed window to front elevation. Fitted and equipped similarly to Flat 7.

FLAT 2

Entrance Hall





Coved ceiling. Security intercom telephone.

Bathroom & W.C.

6'10 x 5'6 (2.08m x 1.68m)

Internal. Fittings similar to Flat 7.

Bedroom

9'9 x 9'5 (2.97m x 2.87m)

Coved ceiling. UPVC double-glazed window to front elevation. Built-in cupboard housing hot water tank.

Living Room

14'2 x 12'0 (4.32m x 3.66m)

Coved ceiling. A dual-aspect room with three UPVC double-glazed windows on two sides. Opening into:

Kitchen

11'4 x 6'10 (3.45m x 2.08m)

Coved ceiling. UPVC double-glazed window to side elevation. Fitted and equipped similarly to Flat 7.

FIRST FLOOR

FLAT 3

Entrance Hall

Coved ceiling. Security intercom telephone. Built-in cupboard housing hot water tank.

Bathroom & W.C.

6'10 x 5'5 (2.08m x 1.65m)

Internal. Fittings similar to Flat 7.

Bedroom One

14'3 x 10'10 (4.34m x 3.30m)

Coved ceiling. UPVC double-glazed window to side elevation.

Bedroom Two

9'10 x 7'9 (3.00m x 2.36m)

Coved ceiling. UPVC double-glazed window to side elevation.

Living Room

14'8 x 12'0 (4.47m x 3.66m)

Coved ceiling. UPVC double-glazed window to side elevation. Opening into:

Kitchen

11'4 x 7'1 (3.45m x 2.16m)

Coved ceiling. UPVC double-glazed window to front elevation. Fitted and equipped similarly to Flat 7.

FLAT 4

Entrance Hall

Coved ceiling. Security intercom telephone.

Bathroom & W.C.

7'0 x 5'7 (2.13m x 1.70m)

Internal. Fittings similar to Flat 7.

Bedroom One

12'10 x 10'10 (3.91m x 3.30m)

Coved ceiling. UPVC double-glazed window to front elevation.

Bedroom Two

9'9 x 9'5 (2.97m x 2.87m)

Coved ceiling. UPVC double-glazed window to front elevation.

Living Room

14'3 x 12'0 (4.34m x 3.66m)

Coved ceiling. A dual-aspect room with UPVC double-glazed windows on two sides, together with feature oriel window to the corner.



Opening into:

Kitchen

11'4 x 7'5 (3.45m x 2.26m)

Coved ceiling. UPVC double-glazed window to side elevation. Built-in cupboard housing hot water tank. Fitted and equipped similarly to Flat 7.

FLAT 5

Lobby

To:

Entrance Hall

Coved ceiling. Security intercom telephone.

Bathroom & W.C.

6'8 x 5'6 (2.03m x 1.68m)

Coved ceiling. UPVC double-glazed window. Fittings similar to Flat 7.

Bedroom

12'2 x 9'4 (3.71m x 2.84m)

Coved ceiling. Pair of UPVC double-glazed windows to front elevation.

Living Room

12'8 x 12'0 (3.86m x 3.66m)

Coved ceiling. A dual-aspect room with two UPVC double-glazed windows to the front elevation and one to the side. Door to:

Kitchen

14'0 x 5'5 (4.27m x 1.65m)

Coved ceiling. UPVC double-glazed window to rear elevation. Fitted and equipped similarly to Flat 7.

TOP (SECOND) FLOOR



FLAT 6

Entrance Hall

Coved ceiling with access to LOFT SPACE. Built-in cupboard housing hot water tank. Security intercom telephone.

Bathroom & W.C.

9'9 x 7'6 (2.97m x 2.29m)

'Velux' double-glazed roof window. Fittings similar to Flat 7.

Kitchen/Breakfast Room

14'4 x 9'11 (4.37m x 3.02m)

UPVC double-glazed window to side elevation, 'Velux' double-glazed roof window to front slope. Fitted and equipped similarly to Flat 7.

Living Room

14'5 x 13'10 (4.39m x 4.22m)

Coved ceiling. UPVC double-glazed window to side elevation.

Bedroom One

14'5 x 10'10 (4.39m x 3.30m)

Square dormer, with UPVC double-glazing, to rear elevation.

Bedroom Two

11'1 x 9'9 (3.38m x 2.97m)

Square dormer, with UPVC double-glazing, to rear elevation.

Bedroom Three

14'1 x 11'1 (4.29m x 3.38m)

Square dormer, with UPVC double-glazing, to front elevation.

FLAT 7

Entrance Hall

Coved ceiling with access to LOFT SPACE. Security intercom telephone.

Bathroom & W.C.

6'9 x 5'5 (2.06m x 1.65m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasiin, low flush w.c. Electric radiator/towel tail. Built-in cupboard housing hot water tank. UPVC double-glazed window to rear elevation. Coved ceiling.

Living Room

15'6 x 12'8 (4.72m x 3.86m)

Coved ceiling. A dual-aspect room with pair of square dormers to front elevation, both having UPVC double-glazing; additional double-glazed window to the side. Door to:

Kitchen

13'6 x 5'5 (4.11m x 1.65m)

Fitted and equipped with: base and wall cupboards, work surfaces, 1½ bowl stainless steel inset sink with mixer tap, electric oven, 4-ring electric hob with extractor canopy, plumbing for washing machine. UPVC double-glazed window to rear elevation. Coved ceiling.

Bedroom One

12'9 x 10'2 (3.89m x 3.10m)

Square dormer to front elevation having UPVC double-glazing. Built-in wardrobe.

Bedroom Two

9'4 x 8'10 (2.84m x 2.69m)

Square dormer to front elevation having UPVC double-glazing.

OUTSIDE

FRONT (Guildford Road elevation) THREE SINGLE INTEGRAL GARAGES, the middle of which has been designated (by Portsmouth City Council) as a CYCLE STORE.

REAR: Parking compound, approached from Guildford Road via an automatic vehicular gate, and affording FOUR ALLOCATED CAR SPACES.

COUNCIL TAX BANDS

Flat 1 Band 'B' - £1,696.27 p.a. (2025-26)

Flat 2 Band 'A' - £1,453.95 p.a. (2025-26)

Flat 3 Band 'B' - £1,696.27 p.a. (2025-26)

Flat 4 Band 'B' - £1,696.27 p.a. (2025-26)

Flat 5 Band 'A' - £1,453.95 p.a. (2025-26)

Flat 6 Band 'B' - £1,696.27 p.a. (2025-26)

Flat 7 Band 'B' - £1,696.27 p.a. (2025-26)

EPCs

Flat 1 Energy Rating 'C' (Floor Area 49 sq m approx).

Flat 2 Energy Rating 'C' (Floor Area 42 sq m approx).

Flat 3 Energy Rating 'C' (Floor Area 54 sq m approx).

Flat 4 Energy Rating 'C' (Floor Area 49 sq m approx).

Flat 5 Energy Rating 'D' (Floor Area 41 sq m approx).

Flat 6 Energy Rating 'D' (Floor Area 84 sq m approx).

Flat 7 Energy Rating 'd' (Floor Area 54 sq m approx).

VIEWING

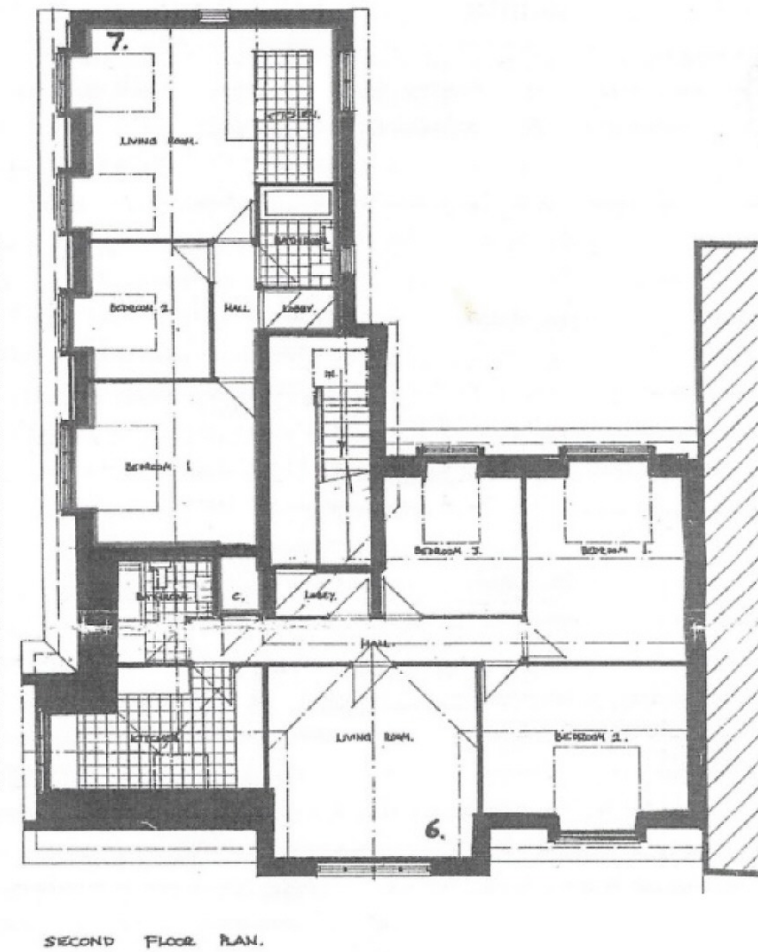
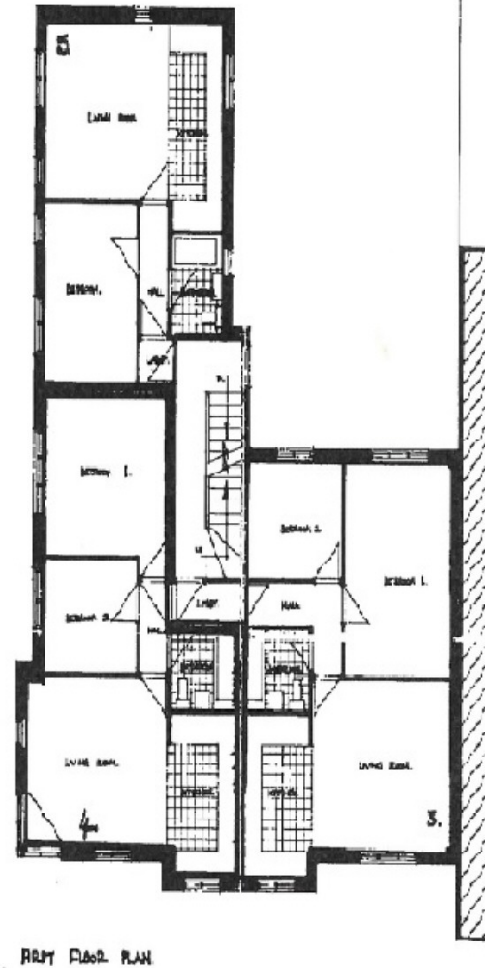
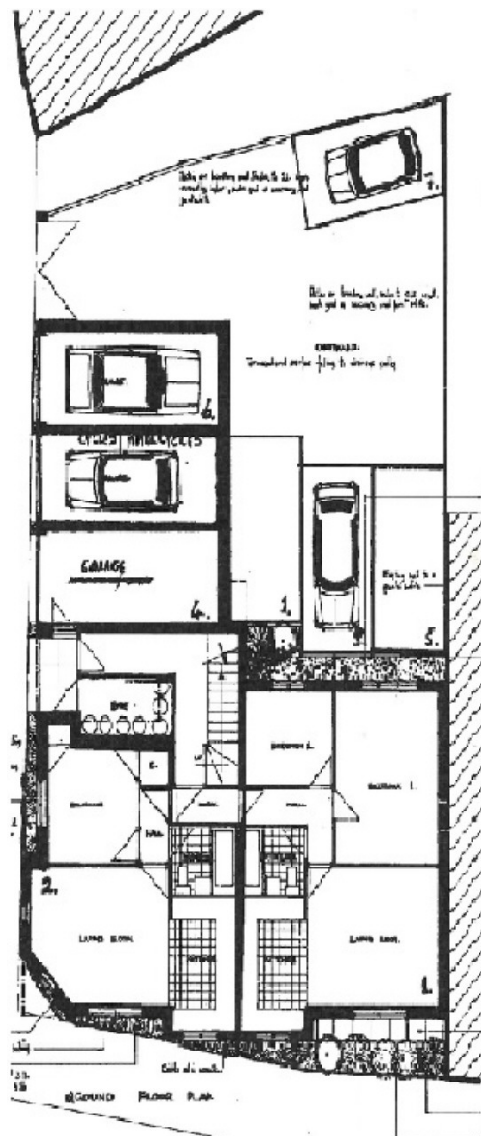
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ADDITIONAL AUCTION COSTS

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).



ZAK COURT



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