

## 169A FRANCIS AVENUE

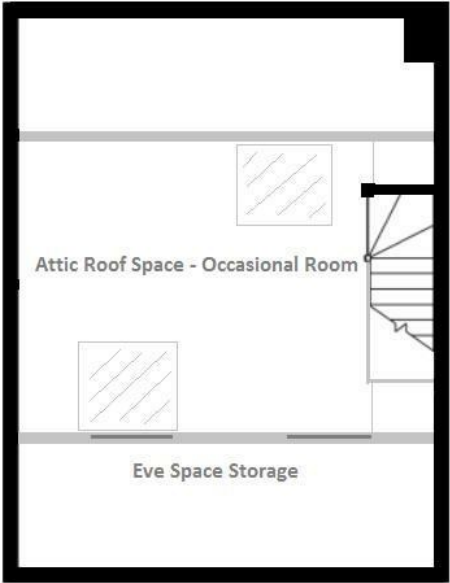
PORTSMOUTH, PO4 0EP

**£189,995**  
**LEASEHOLD**

Located with in the requested terraced district of Southsea, situated with in the immediate vicinity of Fratton Train Station with its direct line to London Waterloo. The apartment covers the entirety of the first floor level and additionally the attic space with fixed staircase access. The accommodation comprises two double bedrooms a kitchen dining room and an upper floor living space in the attic area. The property boosts modern fitted kitchen and bathroom, a private entrance door and blends contemporary styling with period architecture. Offered with no forward chain. Internal viewing essential to fully appreciate the size and layout of the apartment.



Floor Plan Is For Guidance Only & Not Drawn To Scale



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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Sales  
97 Albert Road  
Southsea  
Hampshire  
PO5 2SG

02392 830888  
sales@christieuk.com  
www.christieuk.com

