



229 Copnor Road
Portsmouth, PO3 5EE
Offers Over £146,000

co**groves**
Sales, Rentals and Block Management

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INVESTMENT OPPORTUNITY. GROSS RENTAL YIELD IN THE REGION OF 7.6%. GUIDE PRICE £146,000-£156,000. 2 BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING & REMAINING LEASE TERM OF APPROXIMATELY 146 YEARS. INVESTMENT OPPORTUNITY - This apartment is being sold with sitting tenants who are currently paying £925pcm. The accommodation comprises 2 bedrooms, fitted bathroom, good size lounge, kitchen with oven, hob, extractor and fridge freezer. Other benefits include double glazing, electric heating and visitor parking. Conveniently placed for bus stops, shops and amenities.

Communal Entrance

Security intercom providing access to communal hall, flat front door to:

Allocated Parking

Allocated parking space to rear of development.

Entrance Hall

10'7 x 3'6 (3.23m x 1.07m)
Laminate flooring, two storage cupboards, wall mounted security intercom phone.

Visitor Parking

Several visitor parking bays to rear of development.

Lounge

18'8 x 10'4 (5.69m x 3.15m)
Double glazed window to front, electric heater, spotlights.

Additional Information

Tenure - Leasehold
Length of lease - 189 Years from 01/07/1982 (146 years remaining approximately)
Service Charge/Buildings Insurance - £1000pa
Ground Rent - £ Peppercorn

Kitchen

7'3 x 7'10 (2.21m x 2.39m)
Double glazed window to front, single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor and fridge freezer.

Council Tax - Band B

Bedroom 1

11'9 x 10'8 (3.58m x 3.25m)
Double glazed window to rear, electric heater, spotlights.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

Bedroom 2

8'8 x 6'8 (2.64m x 2.03m)
Double glazed window to rear, electric heater, spotlights.

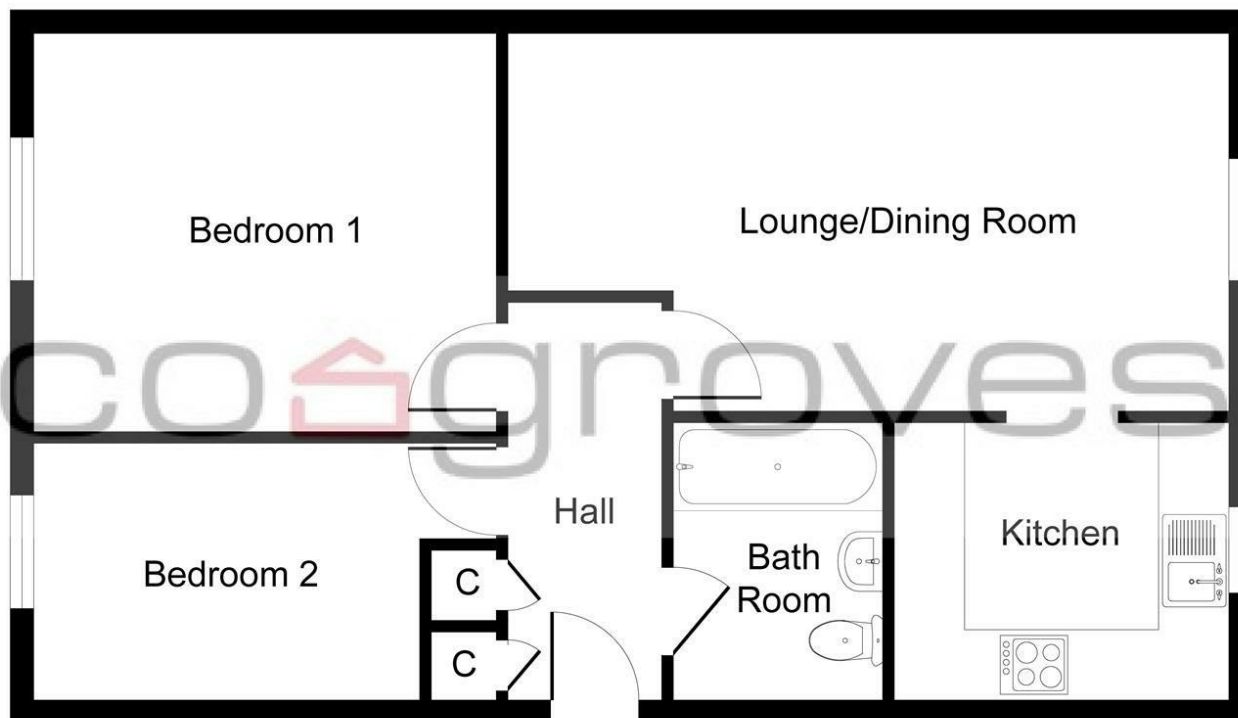
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Bathroom

6'10 x 7'1 (2.08m x 2.16m)
White suite comprising bath with electric shower over, WC, wash hand basin with storage below, part tiled walls, tiled flooring, extractor, spotlights.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

