



Pearl Villas Washington Road, Portsmouth PO2 7DU

welcome to

Pearl Villas Washington Road, Portsmouth

We are delighted to welcome to market this spacious two bedroom apartment in the heart of Portsmouth.



Lounge

14' x 10' 4" (4.27m x 3.15m)

UPVC double glazed door leading to balcony,
radiator and carpeted.

Kitchen

14' 1" x 10' 4" (4.29m x 3.15m)

UPVC double glazed windows to front elevation,
fitted kitchen, wall and base units, work surfaces,
integrated oven, gas hob with extractor fan, space
for washing machine, stainless steel sink/drainers
combi boiler, radiator and laminate flooring.

Bedroom One

12' 2" x 12' (3.71m x 3.66m)

UPVC double glazed window to rear elevation,
radiator and carpeted.

Bedroom Two

9' x 10' 2" (2.74m x 3.10m)

UPVC double glazed window to rear elevation,
radiator and carpeted.

Bathroom

Wash hand basin, bath with overhead shower, W/C,
extractor fan and laminate flooring.

Balcony

Enclosed balcony.



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Pearl Villas Washington Road, Portsmouth

- Two Bedrooms
- Balcony
- Open Plan Living
- No Forward Chain
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 150.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
POR109998 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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fox & sons



023 9267 1110



Portsmouth@fox-and-sons.co.uk



126 London Road, PORTSMOUTH, Hampshire,
PO2 9DE



fox-and-sons.co.uk