

115A ORCHARD ROAD, SOUTHSEA,  
HAMPSHIRE, PO4 0AD



**£222,500** Leasehold

INVESTMENT BUYERS! A fantastic opportunity to purchase this student property within a prime student area of Southsea. Situated along Orchard Road, a short stroll from Goldsmith Avenue, the property is currently let to four students until end of July 2024 and generates £19,968.00 per annum, so offers a great yield. In addition to the four rentable double bedrooms, this maisonette also comprises an open-plan fitted kitchen/lounge and separate bathroom. Benefits include double glazing, gas central heating and no forward chain. This end-terrace, leasehold property also has the advantage of including the freehold to the building! View early to avoid disappointment! Call our Southsea branch to arrange your internal viewing.



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## ENTRANCE

Double glazed door to:-

## HALLWAY

Stairs to first floor.

## LANDING

Doors to all rooms, radiator, double glazed window to side elevation.

## KITCHEN/LOUNGE

18' 1" x 8' 8" (5.53m x 2.66m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven, gas hob, space and plumbing for washing machine, space for fridge/freezer, two radiators, dual aspect double glazed windows.

## BEDROOM ONE

15' 9" x 9' 9" (4.82m x 2.98m)

Double glazed window to rear elevation, carpeted, radiator.

## BEDROOM TWO

14' 3" x 11' 9" (4.35m x 3.59m)

Double glazed window to front elevation, carpeted, radiator.

## BATHROOM

7' 1" x 6' 6" (2.17m x 1.99m)

Panel enclosed bath with thermostatic shower over, wall mounted wash basin, low level WC, heated towel rail, tiled to principal areas, obscure double glazed window to front elevation.

## BEDROOM THREE

14' 9" x 15' 3" (4.50m x 4.65m)

Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

## BEDROOM FOUR

14' 4" x 14' 7" (4.37m x 4.47m)

Double glazed window to front elevation, radiator, carpeted.

## AGENTS NOTE:

## COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		63
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of February 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold (purchase will also include freehold to building)

**Landlord/Managing Agent:** Natasha Barton

**Balance of Lease:** 96 years remaining

**Ground Rent Charges:** N/A

**Ground Rent Review Period:** N/A

**Maintenance/Service Charges:** N/A

**Maintenance /Service Charges Review Period:** N/A

**Building Insurance:** Shared

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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