

## 255 Twyford Avenue, Portsmouth, PO2 8NU

### Offers Over £105,000

This beautifully presented one bedroom property, on the top floor of the building sits on the outskirts of the city in Twyford Avenue.

The property is close to all amenities, shops, bars, cafe's and bus routes and is a short walk from the Mountbatten Centre, the Lido and the beautiful, tranquil Hilsea Lines walk.

There is a well maintained communal garden which benefits from the sun all afternoon.

This property is a must see as it is sold with a share of the freehold and is chain free!

\*THE ANNUAL SERVICE CHARGE CAN BE PAID MONTHLY AND INCLUDES THE SERVICE CHARGE, RESERVE FUND, AND THE ANNUAL GAS AND WATER RATES\*

Pets are not allowed at the property without the Resident Management Company's consent. Consent can be withdrawn where the permitted animal causes nuisance or annoyance to any of the other occupants of the apartments.

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose.

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Lounge 13'9" x 9'11" (4.21 x 3.04)

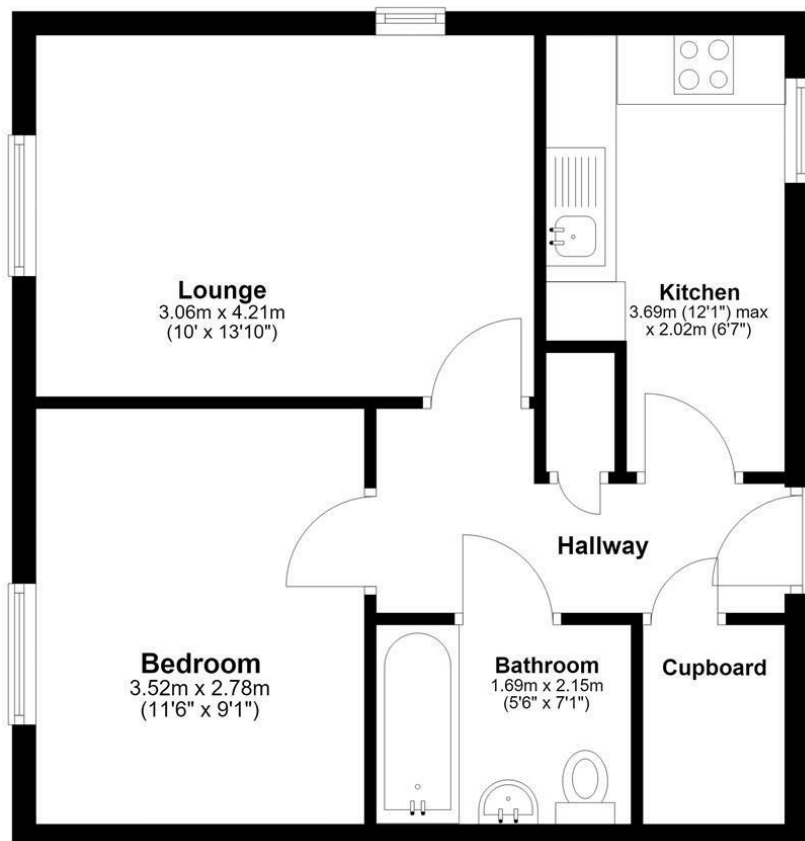
Bedroom 11'7" x 12'5" (3.54 x 3.79)

Kitchen 12'1" x 6'6" (3.70 x 1.99)

Bathroom 7'0" x 5'6" (2.14 x 1.69)

## Floor plan

Approx. 38.0 sq. metres (409.6 sq. feet)  
(excluding Bathroom)



Total area: approx. 38.0 sq. metres (409.6 sq. feet)

