

FOR SALE



Twyford Avenue, Portsmouth
Asking Price £105,000


MARTIN&CO

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- **New Carpets**
- **New Paint**
- **No Forward Chain**
- **Low Service Charge/Ground Rent**
- **Communal Garden**

Freshly painted and newly carpeted first-floor studio in The Willows, Twyford Avenue. Includes spacious kitchen, bathroom, utility room, and double glazing. No forward chain. Ideal for first-time buyers or investors. Parking is first come, first served with on-road options nearby.

Freshly Renovated Studio Apartment in The Willows, Twyford Avenue - No Forward Chain

Step into this beautifully refreshed first-floor studio apartment, nestled within the highly sought-after The Willows development on Twyford Avenue. Offering a rare combination of affordability, location, and move-in readiness, this property presents an exceptional opportunity for both first-time buyers and investors looking for a hassle-free addition to their portfolio.

Key Features:

- Freshly painted throughout with a clean, neutral palette that enhances natural light and creates a welcoming atmosphere.
- Brand-new carpets laid across the living space, adding warmth and comfort underfoot.



- Double glazing ensures energy efficiency and a peaceful indoor environment.
- Generously sized kitchen with ample storage and workspace - ideal for everyday cooking or tenant appeal.
- Spacious bathroom with a full-sized suite and room to personalize.
- Separate utility room offering practical space for laundry and storage - a rare bonus in studio living.
- First-floor position provides privacy and ease of access.
- Parking is available on a first-come, first-served basis, with plentiful on-road options nearby for residents and visitors. □

LEASEHOLD INFORMATION Years of Lease - 86

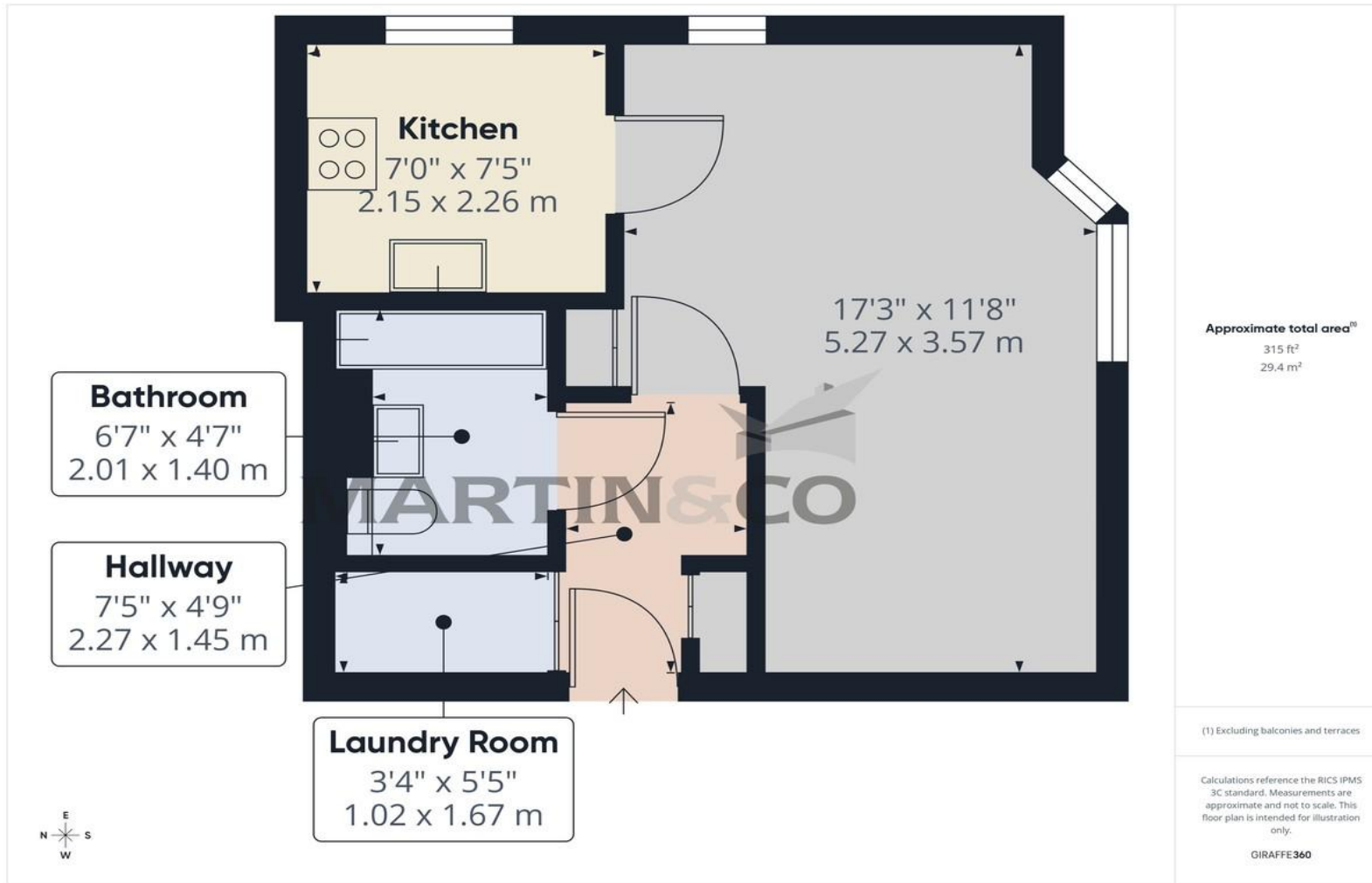
Service charge and Ground Rent all within monthly fee of £205 via GD3. This includes: Utilities – Water, Utilities - Gas Window cleaning, Lift maintenance, Communal cleaning and Garden care

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.