

Nesbits

Established 1921

Flat 1 Pains Lodge, Pains Road, Southsea, PO5 1AS

Price £129,500

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Exceptional value for money and an ideal opportunity for first time buyers and investors in particular (projected rental return: £1,000 p.c.m.), this well-situated, purpose-built TWO BEDROOM GROUND FLOOR APARTMENT benefits from its own private entrance, bright southerly aspect, double-glazing and electric heating. An attractive modern development of just three units, 'Pains Lodge' is positioned on the north side of Pains Road, close to its junction with Somers Road, some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and Portsmouth University's main campus, convenient to a comprehensive range of public amenities, including: local shops, main-line stations, bus services, various schools, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth. :







Previously let, Flat 1 is available now with the further asset of NO ONWARD CHAIN. Whilst it would, arguably, reward an element of modest up-dating, the apartment is presented to a fair standard overall and is offered at a very keen asking price by a motivated seller. Full particulars are given as follows and early enquiry is urged:

UPVC private front door leading to:

LOBBY
Multi-pane obscure-glass inner door to:

LIVING ROOM
15'7 x 10'8 (4.75m x 3.25m)
Textured plaster ceiling with access to LOFT SPACE. UPVC double-glazed window to front (south) elevation. Night storage radiator. Multi-pane obscure-glass door to Inner Hall. Door to:

KITCHEN
8'0 x 7'8 (2.44m x 2.34m)
Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, ceramic inset sink with mixer tap, electric oven, and 4-ring ceramic hob with extractor canopy. Space for refrigerator and freezer. Deep recess with circuit breakers and plumbing for washing machine. Textured plaster ceiling with skylight.

INNER HALL
Textured plaster ceiling. Useful built-in storage cupboard.

BATHROOM & W.C.
13'11 x 5'8 (4.24m x 1.73m)
An 'L'-shaped room, measured to extremes. White suite comprising: low flush w.c., pedestal handbasin, and panelled bath with 'Triton' independent shower mixer. Towel rail. Extractor. Fan heater. Textured plaster ceiling.

BEDROOM ONE
12'4 x 9'9 (3.76m x 2.97m)
Textured plaster ceiling. UPVC double-glazed window to front (south) elevation. Night storage radiator.

BEDROOM TWO
8'9 x 8'8 (2.67m x 2.64m)
Textured plaster ceiling. UPVC double-glazed window to front (south) elevation. Night storage radiator.

OUTSIDE
FRONT: Walled forecourt.

GENERAL INFORMATION
Tenure: 125 years leasehold from 26.10.2004 (103 years remaining).
Service Charge: £800 p.a.
Ground Rent: £1 p.a.
NOTE: The flat owner, also the Freeholder, intends transferring the Freehold Title of the building to the three leaseholders once the sale of Flat 1 completes.

COUNCIL TAX
Band 'B' - £1,782.44 per annum (2026/27).

EPC
Energy Rating 'D' (Floor Area 62 sq m approx).

VIEWING
By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18158/064438)

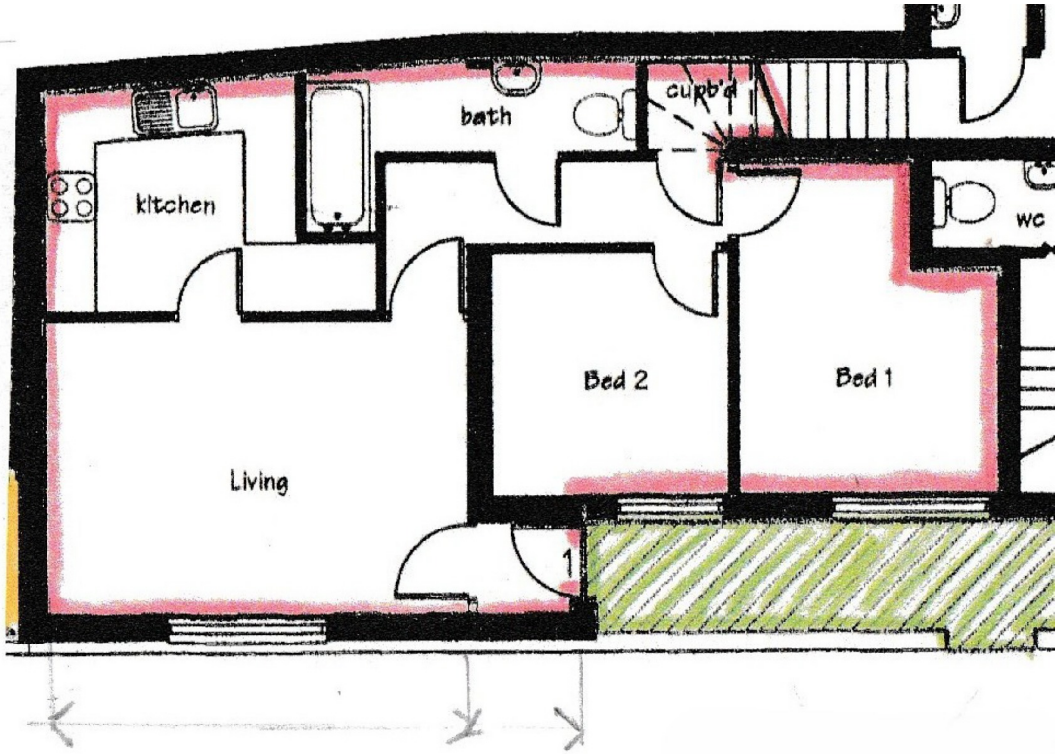


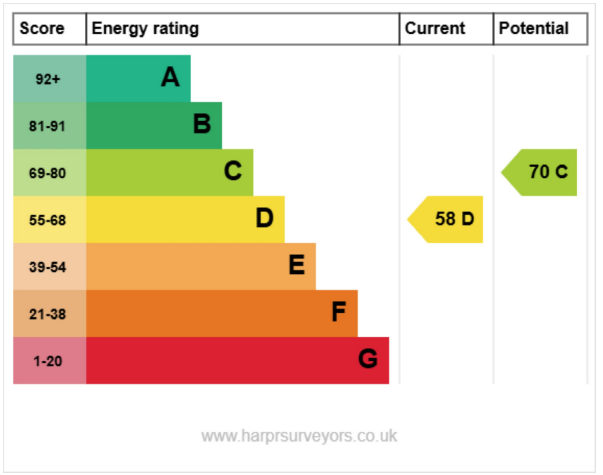












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