



Nesbits

Established 1921

Flat 6 Jade Mews, 62 Kingston Road, North End, Portsmouth, PO2 7PE

For auction Guide Price £95,000 to £100,000

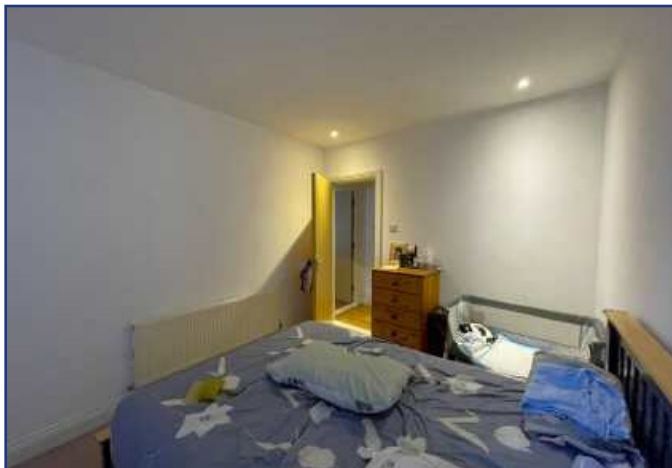
Flat 6 Jade Mews, 62 Kingston Road, North End, Portsmouth, PO2 7PE

TO BE SOLD BY PUBLIC AUCTION

11 am TUESDAY 25th AUGUST (at The Queens Hotel)

GUIDE PRICE: £95,000-£100,000

Of interest to investors: the conveniently situated rear second floor TWO BEDROOM APARTMENT with gas fired central heating, double-glazing and equipped Kitchen, currently LET AND PRODUCING £12,600 P.A. - equivalent to a gross annual yield of 13% approx. Kingston Road runs between Fratton Road and London Road, No. 62 being on the east side a little north of the junction with New Road - a location granting ready access to a wide range of public amenities. Flat 6 itself is LET on an Assured Shorthold Tenancy at £1,050 p.c.m., now periodic.



Available now at a very keen and attractive Guide Price, this Lot is seen as a worthwhile and lucrative addition to any investment portfolio. Full particulars are given as follows:

UPVC and part-glazed main front door, with SECURE ENTRY SYSTEM, to:

COMMON HALL

Stairs to upper floors.

FLAT 6 (REAR SECOND FLOOR)

ENTRANCE HALL

Wood-laminate flooring. Single panel radiator. Security intercom telephone.

BATH/SHOWER ROOM & W.C.

11'6 x 5'2 (3.51m x 1.57m)

White suite comprising: panelled bath with mixer tap, low flush w.c., rectangular handbasin, and tiled shower cubicle with 'Triton' mixer. Extractor. Vertical radiator/towel rail. UPVC replacement obscure double-glazed window.

BEDROOM ONE

12'6 x 9'4 (3.81m x 2.84m)

UPVC replacement double-glazed window. Single panel radiator.

BEDROOM TWO

12'4 x 6'10 (3.76m x 2.08m)

UPVC replacement double-glazed window. Single panel radiator.

LIVING ROOM/KITCHEN

16'8 x 13'4 (5.08m x 4.06m)

Wood-laminate flooring. 9 recessed ceiling spotlights. Single panel radiator. UPVC replacement double-glazed window.

Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring ceramic hob. Plumbing for washing machine. 'Ideal' gas fired central heating and hot water boiler.

GENERAL INFORMATION

Tenure: 145 years leasehold from 1.7.2002 (121 years remaining)

Service Charge and Ground Rent: See Legal Pack.

Council Tax: Band 'A' - £1527.80 per annum (2026-2027)

EPC

Energy Rating 'C' (Floor Area 56 sq m approx).

VIEWING

By appointment with SOLE AGENTS &

AUCTIONEERS,
D. M. NESBIT & CO.
(18123/064423)

ADDITIONAL AUCTION COSTS

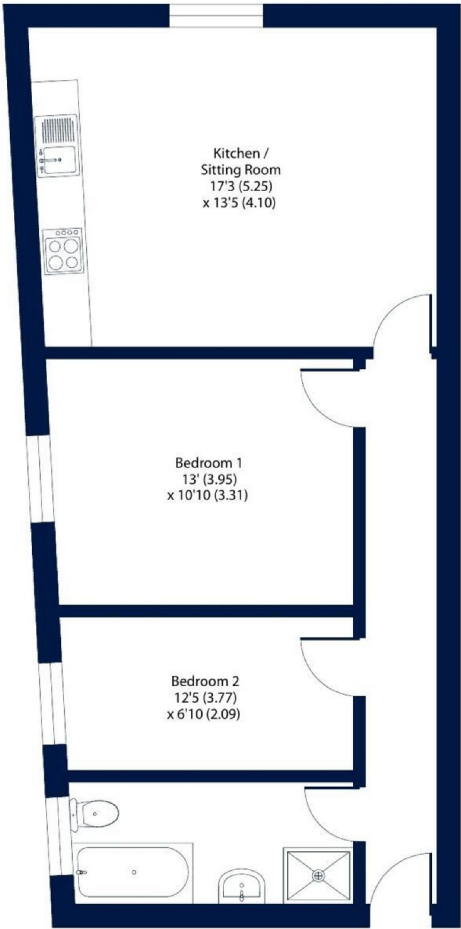
A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







Kingston Road, PO2
Approximate Area = 599 sq ft / 55.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. This floor plan is for illustrative purposes only. All dimensions are approximate and subject to change. Actual layout, features and specifications may vary. Please verify independently before making decisions. Produced for First For Auctions. REF: 1430177 

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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D.M.Nesbit & Company 7 Clarendon Road, Southsea, Portsmouth Hampshire PO5 2ED **T: 023 9286 4321** www.nesbits.co.uk

These Particulars are believed to be correct, but their accuracy is not guaranteed and they do not form any part of any contract

