



16 Eastern Villas Road, Portsmouth, PO4 0TD

Asking Price £125,000

Here is a beautifully placed property, for sale in Eastern Villas Road, just a few steps away from the seafront. Boasting two bedrooms and a spacious lounge, this property also benefits from off street parking (on a first come, first served basis) and a chain free situation.

This block of properties, available for the over 55's, has lift access, a communal lounge and communal garden, a mobility scooter store and a friendly, welcoming feel. Close to shops, cafes and bus routes, this property will be sure to suit any mature buyer looking to be a part of a community in a vibrant area.

This property has recently been converted from an office and a brand new 999 year lease will be granted to the new owner upon completion of the purchase.

The annual service charge currently stands at £2,666.28 and this includes the gas and water rates.

The price reflects that the new owner may wish to alter the bathroom to suit their needs.

Disclaimer

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Lounge 10'3" x 14'6" (3.13 x 4.43)

Bedroom 9'8" x 9'7" (2.97 x 2.94)

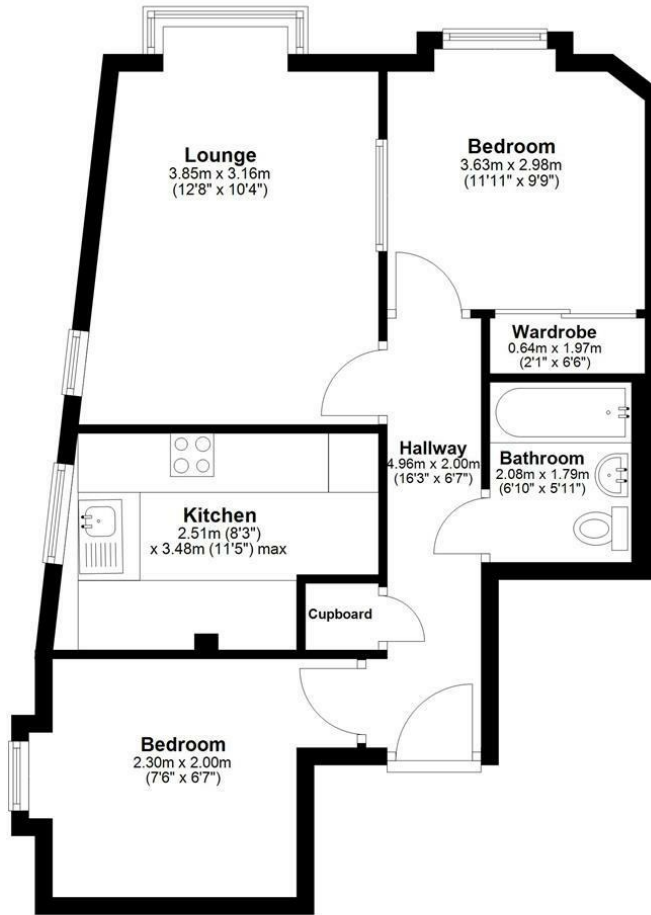
Bedroom 2 10'5" x 8'2" (3.18 x 2.51)

Bathroom 6'10" x 5'10" (2.09 x 1.80)

Kitchen 7'8" x 12'11" (2.36 x 3.94)

Floor Plan

Approx. 51.5 sq. metres (554.2 sq. feet)



Total area: approx. 51.5 sq. metres (554.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		78	79
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	