



Rudmore Court Simpson Road, Portsmouth PO2 8SS

welcome to

Rudmore Court Simpson Road, Portsmouth

Situated within the popular Rudmore Court development in Portsmouth, this well-presented second-floor one-bedroom apartment offers an excellent investment opportunity, being sold with a tenant in situ and generating an impressive 10.8% net yield after service charges and ground rent.





Kitchen/Lounge

17' 1" x 8' 1" (5.21m x 2.46m)

Bedroom 1

11' x 8' 1" (3.35m x 2.46m)

Bathroom

7' x 5' 1" (2.13m x 1.55m)

welcome to

Rudmore Court Simpson Road, Portsmouth

- One-bedroom second-floor apartment
- Investment Only
- Impressive 10.8% net yield (after service charges and ground rent)
- Stunning open-plan kitchen/living area
- Excellent ready-made investment opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 3400.08

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 01 Mar 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£60,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/POR111989



Property Ref:
POR111989 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



023 9267 1110



Portsmouth@fox-and-sons.co.uk



126 London Road, PORTSMOUTH, Hampshire,
PO2 9DE



fox-and-sons.co.uk