



Nesbits

Established 1921

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

Price £175,000

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

Well-situated, generously proportioned and, very unusually, arranged over three floors, this PURPOSE-BUILT TWO DOUBLE BEDROOM APARTMENT benefits from double-glazing, electric heating, 21ft living room/kitchen, and a 200 sq. ft. main bedroom. A modern development of just three units, 'Pains Lodge' is positioned close to the junction of Pains Road with Somers Road, some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and Portsmouth University's main campus, also within comfortable reach of a wide range of public amenities, including: local shops, main-line stations, bus services, various schools, historic Old Portsmouth, and the Gunwharf Quays leisure and retail complex.



Let until recently, now vacant, Flat 2 is available with the further asset of NO ONWARD CHAIN. Having a projected rental return of around £1,200 p.c.m. (equivalent to a yield of some 8% p.a. gross) it will appeal to investors, whilst also considered an ideal opportunity for FIRST TIME BUYERS. Full details are given as follows and early enquiry is recommended:

Private entrance at side of building via UPVC door to:

GROUND FLOOR

HALL

Textured plaster ceiling. Stairs to upper floors. Tiled floor. Night storage radiator. Plumbing for washing machine. Circuit breakers.

CLOAKROOM & W.C.

White suite comprising: handbasin and low flush w.c. Textured plaster ceiling with extractor. Tiled floor.

FIRST FLOOR

LANDING

UPVC double-glazed window to stairwell. Textured plaster ceiling.

LIVING ROOM & KITCHEN

21'9 x 12'6 (6.63m x 3.81m)

Reducing to 9'2 (2.79m)

Kitchen Area

Fitted and equipped with: base and wall cupboards, work surfaces and breakfast bar with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven, and 4-ring ceramic hob with extractor canopy. Space for 'fridge and freezer. UPVC double-glazed window to side elevation. Wood-laminate flooring. Textured plaster ceiling.

Living Area

Textured plaster ceiling. UPVC double-glazed window to rear elevation. Night storage radiator.

TOP (SECOND) FLOOR

LANDING

'Velux' double-glazed roof window to front slope. Built-in storage cupboard.

BATHROOM & W.C.

5'9 x 5'5 (1.75m x 1.65m)

White suite comprising: pedestal handbasin, low flush w.c., and panelled bath with 'Triton' independent shower mixer. Part-tiled walls. UPVC obscure double-glazed window. Ceiling extractor. Wood-laminate flooring.

BEDROOM ONE

19'4 x 10'7 (5.89m x 3.23m)

Sloping ceiling incorporating three 'Velux' double-glazed roof windows. Access to eaves storage. Night storage radiator.

BEDROOM TWO

11'8 x 9'2 (3.56m x 2.79m)

Rear square dormer with UPVC double-glazed window. Access to eaves storage. Night storage radiator.

OUTSIDE

Forecourt with bin storage.

GENERAL INFORMATION

Tenure: 125 years leasehold from 26th October 2004 (103 years remaining).

Service Charge: £800 p.a.

Ground Rent: £1 p.a.

COUNCIL TAX

Band 'B' - £1,782.44 p.a. (2026-27).

EPC

Energy Rating 'E' (Floor Area 129 sq m approx).

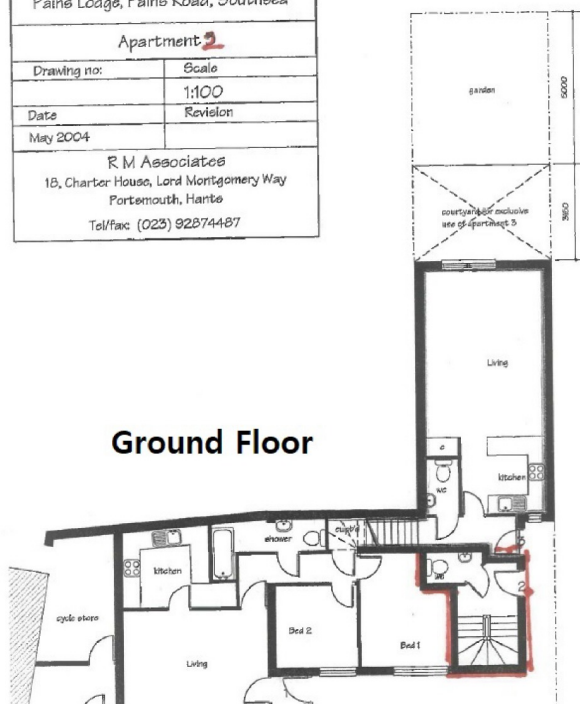
VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(18109/061418)



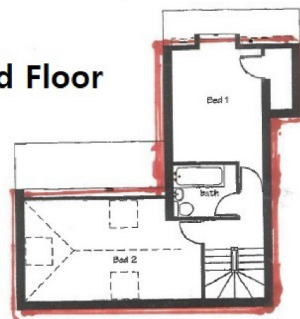


Pains Lodge, Pains Road, Southsea	
Apartment 2	
Drawing no:	Scale
Date	Revision
May 2004	
R M Associates 18, Charter House, Lord Montgomery Way Portsmouth, Hants Tel/fax: (023) 92874487	



Ground Floor

Second Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	64
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

