

54A Derby Road
Portsmouth, PO2 8HR
Asking Price £170,000

cogroves
Sales, Rentals and Block Management

54A Derby Road, Portsmouth, PO2 8HR

Two bedroom first floor apartment with own rear garden with side pedestrian access. Conveniently located close to North End shops, supermarkets, cafes, bus routes and M275, which gives easy access in and out of the city. The accommodation comprises a good size sitting/dining room with bay window, fitted kitchen with oven, hob and extractor, white bathroom suite, double bedroom with fitted wardrobe and smaller second bedroom/office/study/dressing room. The property is fitted with double glazing, gas central heating and will make an ideal investment or first time buy. The property requires a little tidying, but this will give buyers scope to add some value. Another benefit is no hefty annual service charges as any works are split between the two flats and the annual buildings insurance contribution is approximately £200 per year.

Entrance Lobby
Part glazed front door leading to lobby, dado rail, stairs to first floor.

First Floor Landing
Hatch to loft, dado rail, radiator.

Sitting/Dining Room
18'5 into bay x 12'5 (5.61m into bay x 3.78m)
Large double glazed bay window to front, stripped floorboards, fireplace with mantlepiece over, dado rail, coved and textured ceiling, radiator.

Kitchen
1'3 x 9'5 (0.38m x 2.87m)
One and a half bowl stainless steel sink unit with a range of wall and base cupboards over. Built in oven, hob and extractor, spaces for numerous appliances, part tiled walls, tiled flooring, coved ceiling, radiator, cupboard housing Vaillant gas boiler, double glazed door to rear, staircase leading to garden.

Bedroom 1
16'5 x 8'9 (5.00m x 2.67m)
Double glazed window to rear, fitted wardrobes, coved and textured ceiling, radiator.

Bedroom 2
7'7 x 5'10 (2.31m x 1.78m)
Double glazed window to front, radiator.

Bathroom
White suite comprising bath with shower over, shower screen, wash hand basin, WC, part tiled walls, tiled effect laminate flooring, coved ceiling, spotlights, heated towel rail, double glazed window to rear.

Garden
Enclosed rear garden with side pedestrian gate, fenced boundaries, timber shed.

Additional Information
Tenure - Leasehold
Length of Lease - 157 years from 01/01/1986 - 117 Years remaining
Service Charge - This is on an ad hoc basis and any costs are split between the two flats. The annual buildings insurance for each flat is approximately £200 pa.
Ground Rent - N/A
Council Tax Band - Band A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

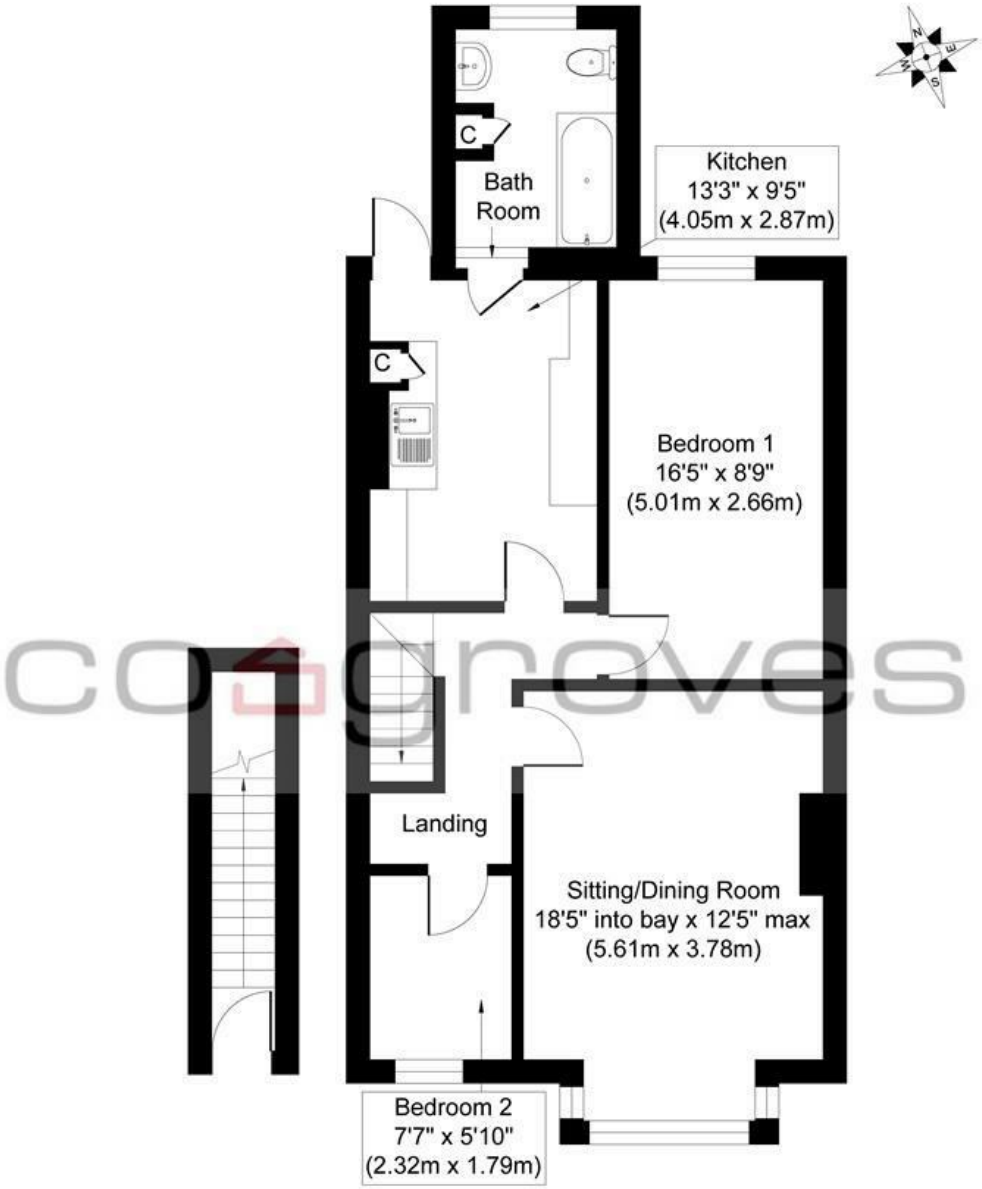
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.







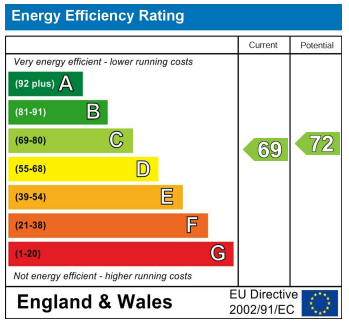


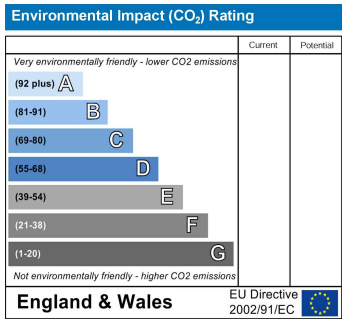
Ground Floor
Approximate Floor Area
41 sq. ft
(3.82 sq. m)

First Floor
Approximate Floor Area
693 sq. ft
(64.35 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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