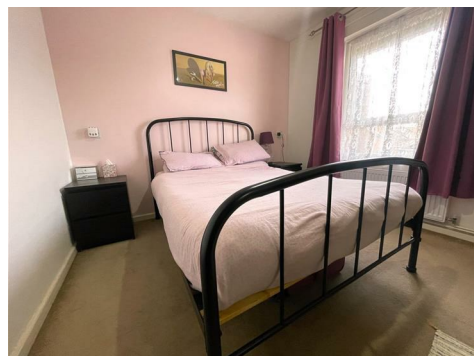
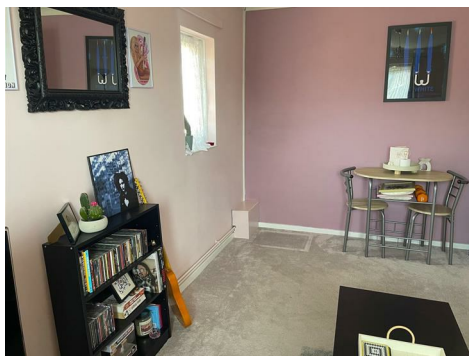




255 Twyford Avenue, Portsmouth, PO2 8NU

Offers Over £100,000

This beautifully presented one bedroom property, on the top floor of the building sits on the outskirts of the city in Twyford Avenue.

The property is close to all amenities, shops, bars, cafe's and bus routes and is a short walk from the Mountbatten Centre, the Lido and the beautiful, tranquil Hilsea Lines walk.

There is a well maintained communal garden which benefits from the sun all afternoon.

This property is a must see as it is sold with a share of the freehold and is chain free!

THE ANNUAL SERVICE CHARGE CAN BE PAID MONTHLY AT £158.65 AND INCLUDES THE SERVICE CHARGE AND RESERVE FUND AMOUNTS PAYABLE. PLEASE NOTE AN ADDITIONAL £104.23 IS PAYABLE EACH MONTH FOR PAYMENT OF THE GAS AND WATER RATES

The lease states £25.00 is payable annually for ground rent but this is not collected as you have a share of the freehold.

255 Twyford Avenue, Portsmouth, PO2 8NU

Lounge 13'9" x 9'11" (4.21 x 3.04)

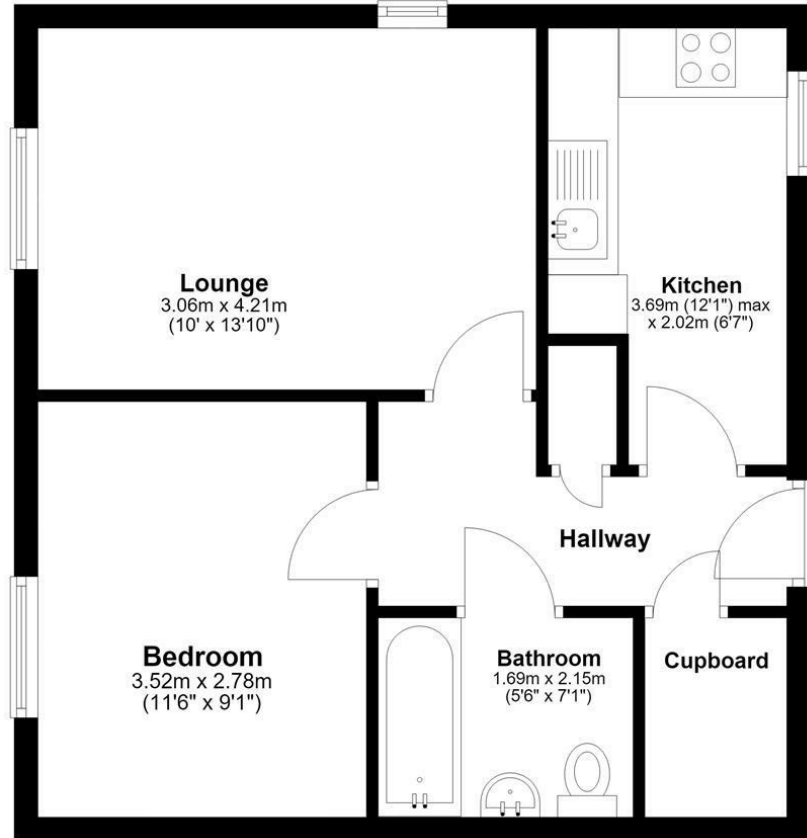
Bedroom 11'7" x 12'5" (3.54 x 3.79)

Kitchen 12'1" x 6'6" (3.70 x 1.99)

Bathroom 7'0" x 5'6" (2.14 x 1.69)

Floor plan

Approx. 38.0 sq. metres (409.6 sq. feet)
(excluding Bathroom)



Total area: approx. 38.0 sq. metres (409.6 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		
England & Wales	68	71
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		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		