GD3 PROPERTY

Walberant Buildings, Portsmouth, PO3 5LB
Asking Price £155,000

This well presented, spacious two bedroom apartment sits within Walberant Buildings, on the tree lined Copnor Road. This is a great location close to pubs, restaurants, supermarkets, a gym and bus routes in and out of the city. The property sits a short walk away from the beautiful walking paths around Hilsea Lines and the recently re-opened Hilsea Lido.

The property has been beautifully and thoughtfully renovated in recent years and is in great condition. All rooms are drenched in natural light with large windows throughout. There is ample built in storage too. Parking is available at the front of the property on a first come ,first serve basis with street parking also available close by.

With no forward chain and a great EPC rating, this property will appeal to many buyers.

N.B. In addition to the annual ground rent and service charge payments listed herewith, the building insurance contribution annually is £303.56 and the reserve fund contribution annually is £91.66.

Disclaimer
All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 14'0" x 14'6" (4.29 x 4.42)

Bedroom 1 14'0" x 14'6" (4.27 x 4.42)

Bedroom 2 14'0" x 10'9" (4.29 x 3.28)

Kitchen 10'9" x 8'9" (3.28 x 2.68)

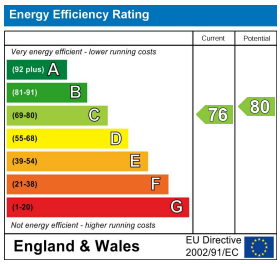
Bathroom 10'8" x 4'10" (3.27 x 1.48)

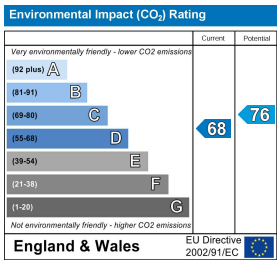
Hallway 19'3" x 4'8" (5.88 x 1.44)

Ground Floor

Approx. 81.0 sq. metres (872.3 sq. feet)

Total area: approx. 81.0 sq. metres (872.3 sq. feet)





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t: 023 92607008
e: enquiries@gd3.co.uk
52 Osborne Road
Southsea, Hampshire, PO5 3LU
www.gd3.co.uk