

## 35 Albert Road, Portsmouth, PO5 2SE

### Asking Price £110,000

Located in the vibrant area of Albert Road, Portsmouth, this light and airy property is CHAIN FREE, for sale and sure to be popular!

Whether you are a property investor or someone looking for your new home, this property is sure to deliver to your every need as it sits on the doorstep of bars, restaurants, cafes, shops and bus routes with the seafront just a short walk away.

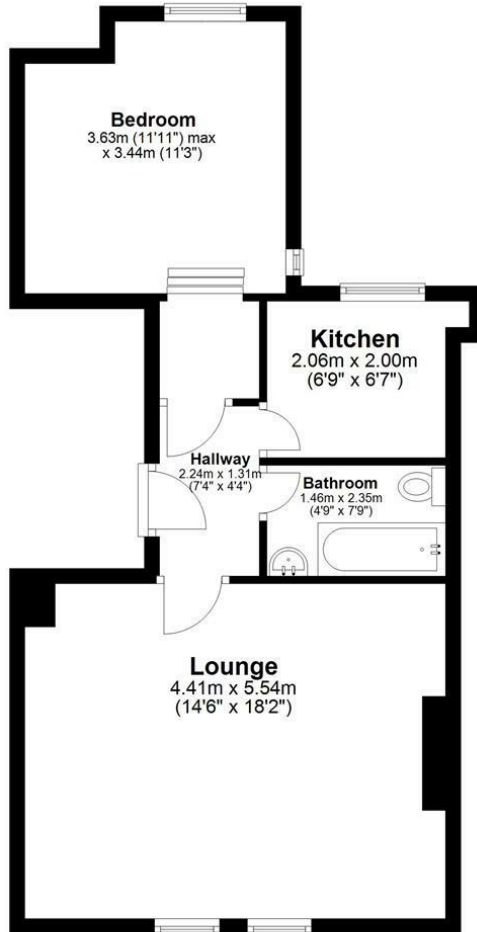
Council tax band: A  
Annual ground rent: £100.00  
Annual service charge: £1,903.23

**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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## Floor Plan

Approx. 50.4 sq. metres (542.9 sq. feet)



Total area: approx. 50.4 sq. metres (542.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		65	75
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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