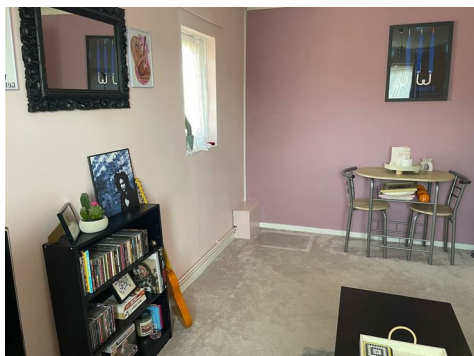
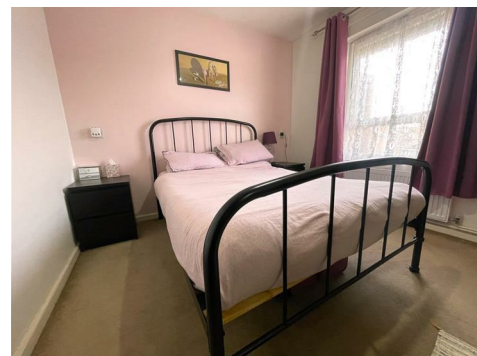




255 Twyford Avenue, Portsmouth, PO2 8NU

Asking Price £100,000

This beautifully presented one bedroom property, on the top floor of The Willows, sits on the outskirts of the city in Twyford Avenue. The property sees plenty of natural light, has ample space and boasts large built in storage cupboards.

The property is sold with a share of the freehold and is close to shops, bars, cafe's and bus routes. Just a short walk away is the Mounbatten Centre, the Lido and the beautiful, tranquil Hilsea Lines walk.

There is a well maintained communal garden, which benefits from the sun all afternoon. There is also a lift, secure entry system and 24 hour CCTV for additional peace of mind.

The annual service charge (including the reserve fund) is £1903.81, with a compulsory annual amount payable of £1250.76 for the gas, water and sewage 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.

Pets are not allowed at the property without the Resident Management Company's consent. Consent can be withdrawn where the permitted animal causes nuisance or annoyance to any of the other occupants of the apartments.

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

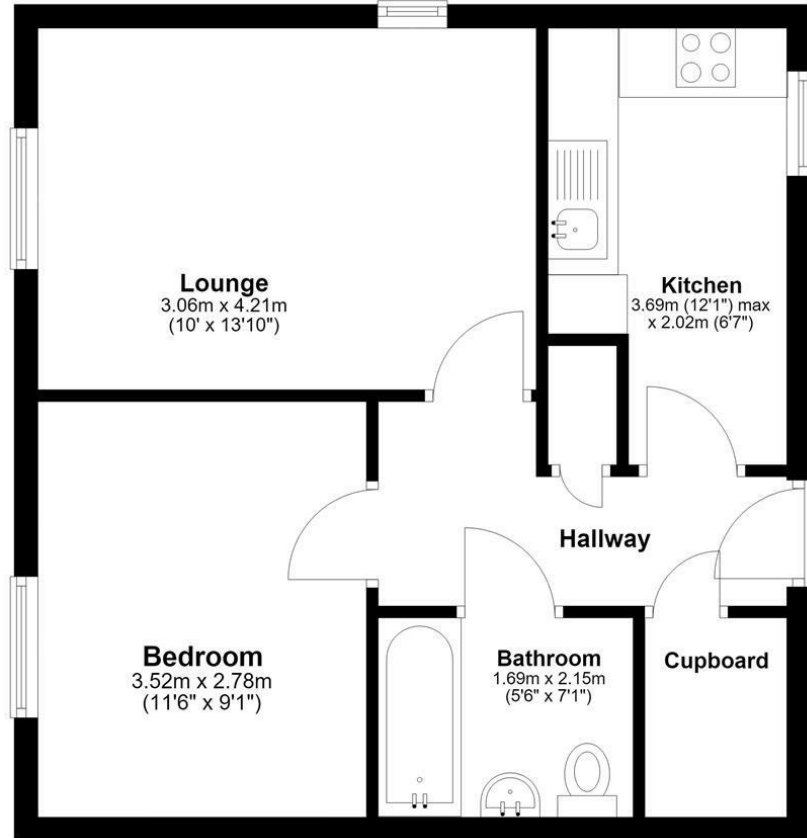
Bedroom 11'7" x 12'5" (3.54 x 3.79)

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		