

FOR SALE



Queens Road, Portsmouth
£125,000


MARTIN&CO

Queens Road, Portsmouth

£125,000

- Beautifully presented hall-floor apartment
- Recently redecorated throughout
- Newly fitted carpets to the majority of the rooms
- Bright and spacious bay-fronted lounge with feature fireplace
- Generous double bedroom

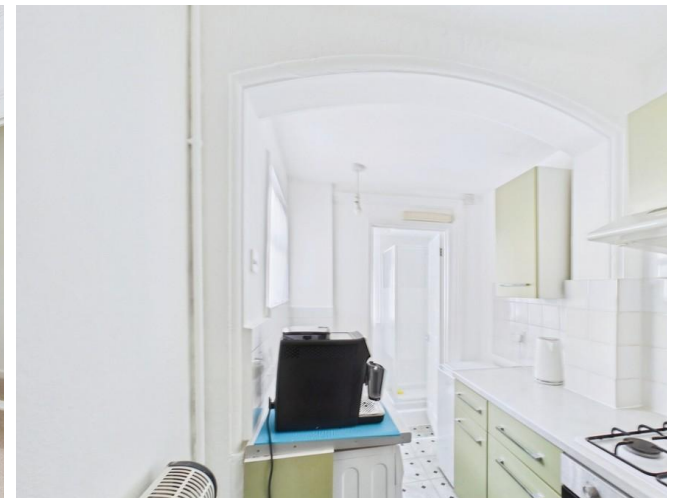
Beautifully presented and offered with no forward chain, this charming hall-floor apartment has been recently redecorated throughout and benefits from newly fitted carpets to the majority of the rooms.

Situated on the ever-popular Queens Road, this attractive hall-floor apartment offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Combining character features with tasteful modern updates, the property is offered to the market with no forward chain.

Recently redecorated throughout, the apartment is presented in excellent condition and benefits from newly fitted carpets to the majority of the rooms, creating a fresh and welcoming feel from the moment you step inside.

The standout feature of the home is the bright and spacious bay-fronted lounge, where large windows flood the room with natural light. A feature fireplace provides an attractive focal point, making it the perfect space to relax or entertain family and friends.

The property also offers a generous double bedroom, a well-presented



shower room, and a fitted kitchen that is both practical and functional for everyday living.

Ideally positioned within easy reach of local shops, cafés and a wide range of amenities, the property also enjoys excellent transport links, making commuting and travelling around Portsmouth quick and convenient.

Whether you're taking your first step onto the property ladder, looking to downsize, or searching for a ready-to-let investment, this charming apartment offers fantastic value in a highly sought-after location.

Offered with no forward chain, early viewing is highly recommended to fully appreciate everything this beautifully presented home has to offer.

LEASEHOLD INFORMATION

Service Charge - £600 approx. (paid twice yearly) £1200 approx. p.a.
Ground Rent - Nil
Years Left On Lease – New 999 year lease from 2025

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Portsmouth

4 Grove Road South • Southsea • PO5 3QT
T: 02392 987001 • E: portsmouth@martinco.com

02392 987001

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.