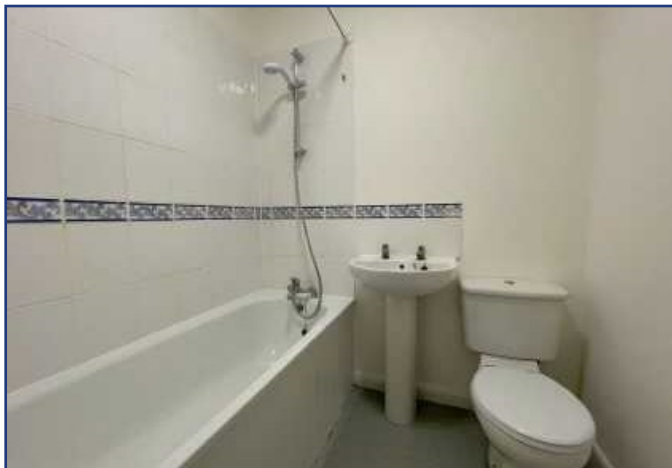




Flat 2, 89 Copnor Road, Copnor, Portsmouth, PO3 5AB

This keenly priced and well-situated TWO BEDROOM GROUND FLOOR CHARACTER APARTMENT benefits from replacement double-glazing, gas central heating, equipped kitchen and secure entry - an ideal first purchase or a lucrative investment opportunity (having a projected yield of close to 10% gross, based on a rent of £1,000 p.c.m.). The flat forms part of a stylish end-terrace Edwardian building occupying a prominent corner position at the junction of Copnor Road with Queens Road - a convenient residential address within comfortable reach of a wide range of public amenities.



Let until recently, and now available with the further asset of NO ONWARD CHAIN, it will appeal to both owner-occupiers and investors, full details are given as follows:

Entrance at side of property via UPVC main front door, having SECURITY ENTRY SYSTEM and feature period surround, to:

COMMON HALL

Stairs to upper floors.

FLAT 2

'L'-SHAPED ENTRANCE HALL

Coved ceiling with 5 recessed spotlights. Wood-laminate flooring. Double panel radiator. Security intercom telephone.

BEDROOM ONE

13'8 x 8'0 (4.17m x 2.44m)

Coved ceiling. Large UPVC replacement double-glazed window to side elevation. Double panel radiator.

BATHROOM & W.C.

6'1 x 6'1 (1.85m x 1.85m)

White suite comprising: panelled bath with mixer tap and shower attachment, pedestal handbasin, and low flush w.c. Single panel radiator. Coved ceiling with

extractor.

BEDROOM TWO

9'4 x 7'1 (2.84m x 2.16m)

Coved ceiling. Large UPVC replacement double-glazed window to side elevation. Double panel radiator.

LIVING ROOM & KITCHEN

10'7 x 10'6 (3.23m x 3.20m)

Coved ceiling with 6 recessed spotlights. Pair of large UPVC replacement double-glazed windows to side elevation. Wood-laminate flooring. Double panel radiator. Opening through to:

Kitchen

10'5 x 5'4 (3.18m x 1.63m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, and 4-ring gas hob with extractor canopy. Plumbing for washing machine. Space for upright 'fridge/freezer. 'Vokera' gas fired central heating and hot water boiler. UPVC replacement double-glazed window to rear elevation. Wood-laminate flooring. Coved ceiling with 4 recessed spotlights.

OUTSIDE

COMMUNAL REAR YARD

With bin storage.

GENERAL INFORMATION

Tenure: 125 years leasehold from 29.9.2005 (104 years remaining). The building FREEHOLD is owned by a residents' management company. Service Charge: £63.50 per month. Ground Rent: £150 per annum until 2030.

Council Tax: Band 'A' - £1,527.80 per annum.

EPC

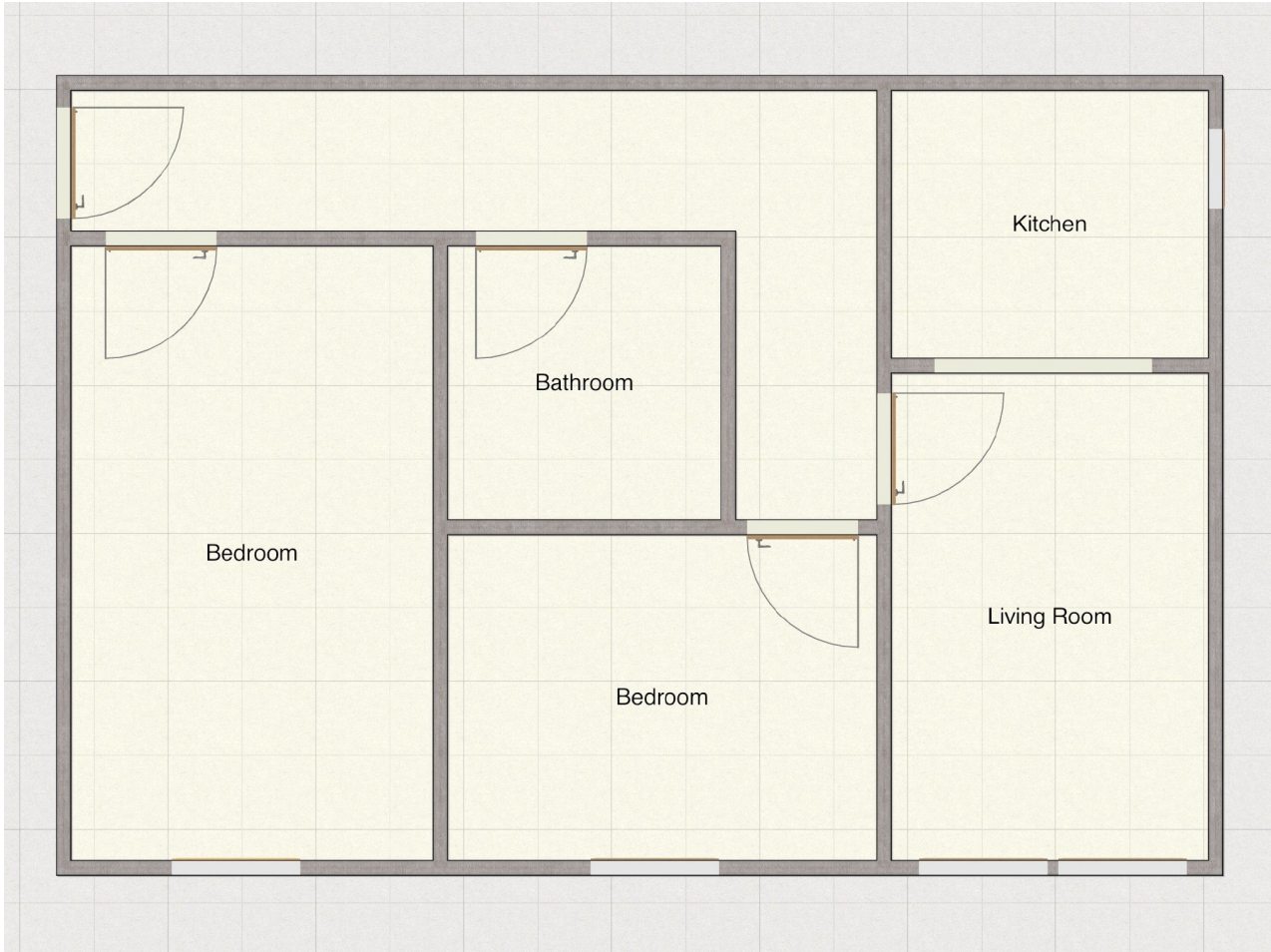
Energy Rating 'D' (Floor Area 42 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18119/064419)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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