

FOR SALE



Lion House, Portsmouth
Asking Price Of £160,000


MARTIN&CO

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- Parking
- Vacant Possession
- First Time Buyer
- Modern Property
- Great Location

Unveiling a captivating opportunity to own a charming two-bedroom ground floor flat nestled on Lion Terrace. Boasting a coveted location, this residence offers the perfect blend of comfort,

Welcome to your tranquil retreat nestled on Lion Terrace—a charming ground floor flat that epitomizes comfort, convenience, and style.

Step inside to discover a spacious and meticulously designed interior, where modern living seamlessly intertwines with timeless elegance. Two well-appointed bedrooms offer ample space for relaxation and rejuvenation, ensuring you feel right at home from the moment you arrive.

Bid farewell to parking woes with the added convenience of allocated parking, allowing you to effortlessly navigate your daily routine. Plus, revel in the comforts of double glazing and gas central heating, providing a cosy ambiance throughout the year. With a long lease in place, you can enjoy peace of mind for years to come.



With no forward chain, the path to homeownership is clear, allowing you to transition seamlessly into your new abode without delay. Don't miss out on the chance to transform Lion Terrace into your urban sanctuary. Contact us today to schedule a viewing and embark on the journey to owning your dream home.

LEASEHOLD INFORMATION 155 years from 25 March 2007 - 138 Year Lease
 Service Charge - £1,771pa
 Ground Rent - £250pa

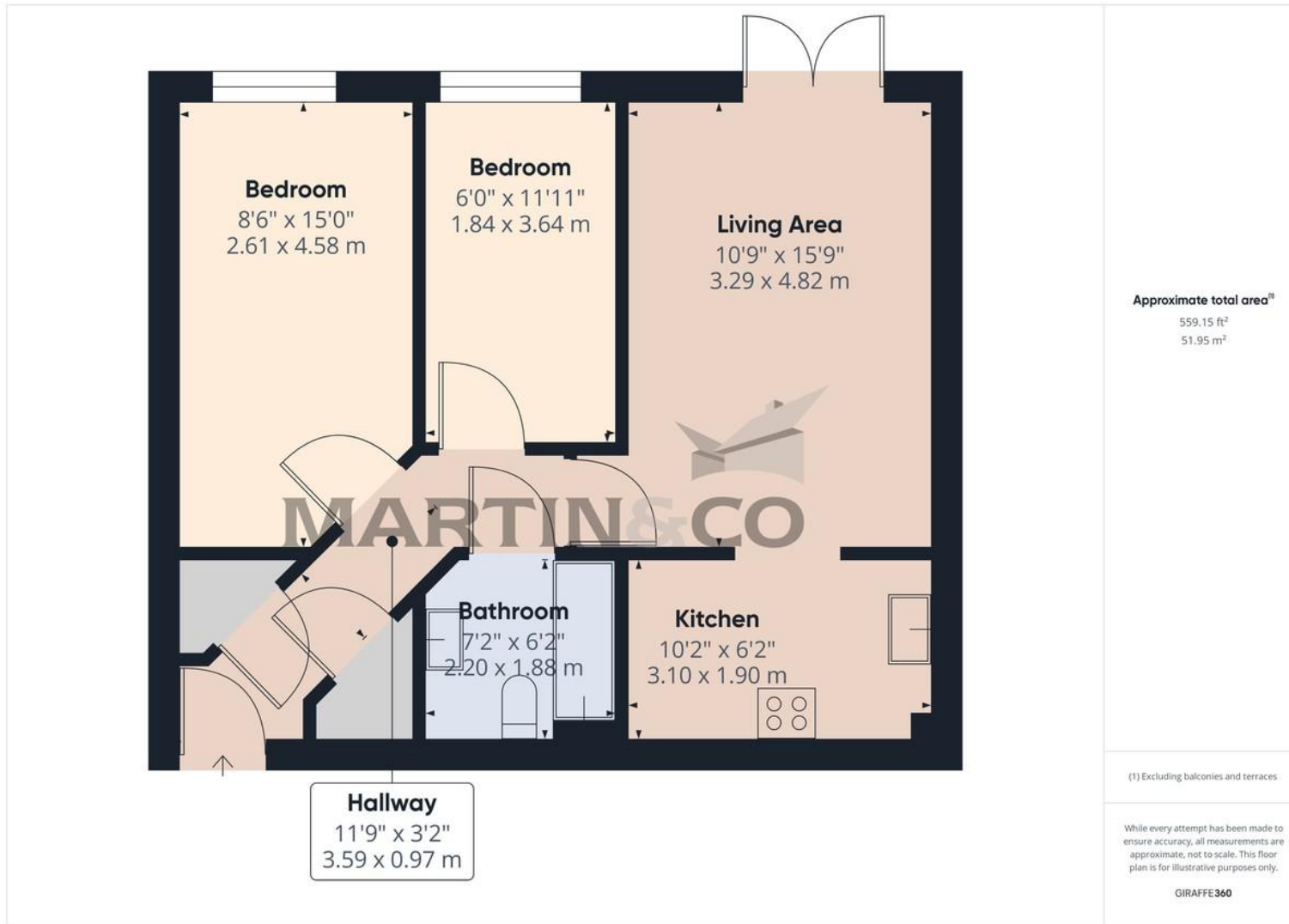
Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information 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 | 79 C | 80 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





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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.