

# GROUND FLOOR FLAT

STUBBINGTON AVENUE | PORTSMOUTH | PO2 0JD



£175,000

Share of Freehold

- One Bedroom Ground Floor Apartment
- Popular Stubbington Avenue Location
- Well Presented Throughout
- Spacious Rooms With Character Features
- Jack and Jill Bathroom
- Access To Rear Garden
- Share Of Freehold plus Brand New Lease on Completion
- Peppercorn Ground Rent



## In Brief

We are delighted to welcome to the market this one bedroom ground floor flat located on the ever popular Stubbington Avenue, just a short walk to local amenities and bus routes.

The property boasts spacious, well-proportioned rooms with period charm, including high ceilings and large bay window to the front. Accessed via a shared porch to your own front door, the bright and airy accommodation comprises; A spacious entrance hallway which leads through to a welcoming and characterful living room offering ample space to relax. The generous bedroom is complimented by a Jack and Jill bathroom which can also be accessed via the kitchen. The kitchen/dining area is a whopping 24ft long area provides a large range of units providing plenty of storage. The French doors provide direct access to the shared garden which is a tranquil space with a mixture of block paved patio, decking and lawn. We feel this lovely flat would make the perfect first home, great investment or for those simply looking to downsize.

With a share of the freehold and a brand new 999 year lease on completion, we highly recommend a viewing at your earliest convenience to truly appreciate both the accommodation and location on offer!

£175,000

Council Tax Band - A

EPC Rating - C

Share of Freehold plus Brand New Lease of 999 Years on Completion

Peppercorn Ground Rent

Maintenance Shared with Upper Floor - As & When Required



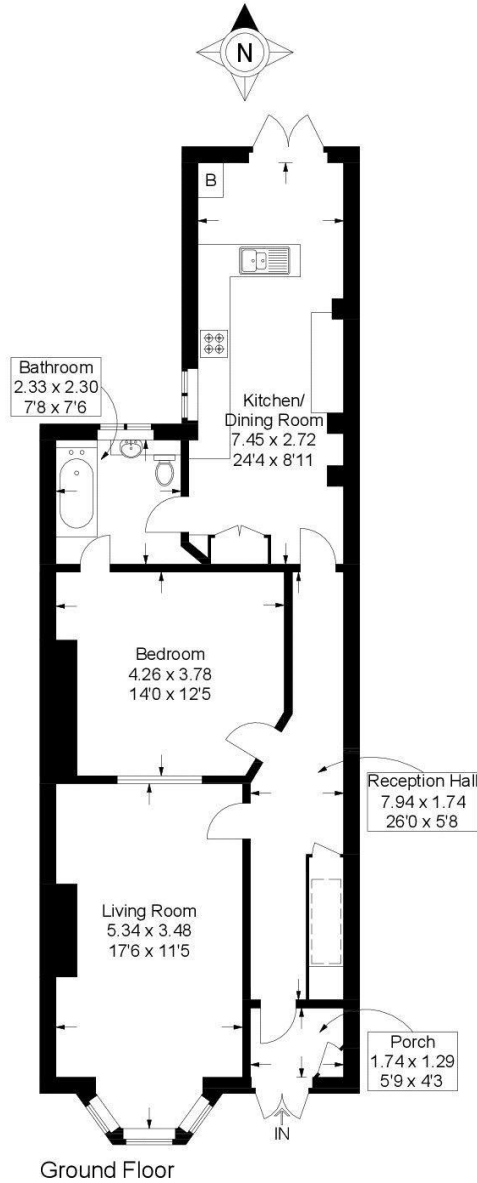
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### Stubbington Avenue, Copnor

Approximate Gross Internal Area = 78.7 sq m / 848 sq ft  
 (Excluding Reduced Headroom / Eaves)  
 Reduced Headroom = 0.9 sq m / 9 sq ft  
 Total = 79.6 sq m / 857 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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