



ESTATE AGENTS  
**LAWSON  
ROSE**

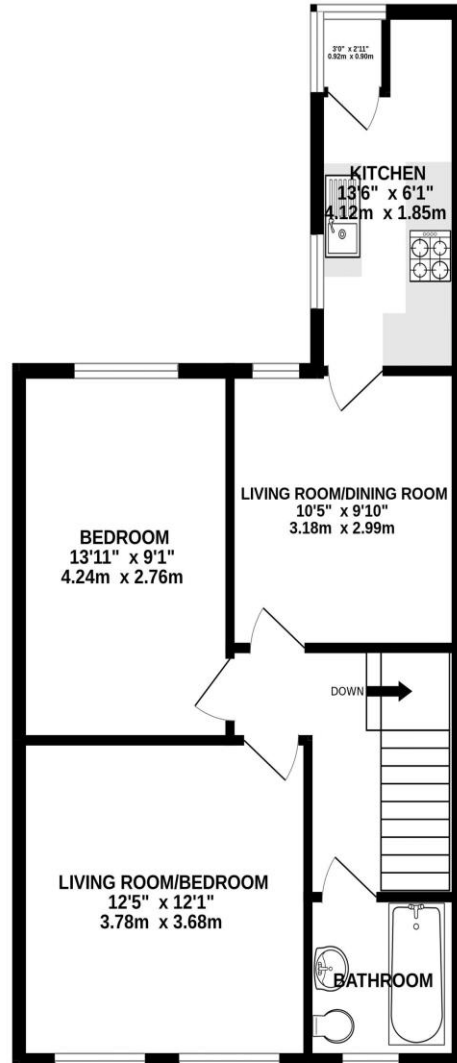
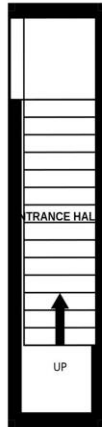
**FOR SALE**  
**£160,000**  
61a Walmer Road,  
Portsmouth, PO1 5AT.

ESTATE  AGENTS

**LAWSON  
ROSE**

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# £160,000

## 61a Walmer Road, Portsmouth

This two bedroom, first floor apartment is located moments away from Fratton Station and could make for an ideal first time or investment purchase. Located in Walmer Road and offered with a share of the freehold, this well presented provides two great sized double bedrooms, a living room and up together fitted kitchen and bathroom suite. The home is double glazed, gas centrally heated and its being offered with no forward chain! A brilliant opportunity to jump onto the property ladder or acquire a good yield as a buy to let, so for further information or to enquire on viewing arrangements, please contact the Lawson Rose sales office today.

### Services

Electricity, gas, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

### Council Tax - Band A

**Tenure - Share Of The Freehold** Years left on the lease - 9 OCTOBER 2018 - 3 to APRIL 2180

Maintenance Charges - ' As and when between ground floor flat'  
Ground Rent - N/A



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