



FOR SALE

£170,000

25 North End Avenue,
Portsmouth, PO2 9EA.

Tenure: Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

This deceptively spacious, one bedroom, ground floor flat with a south facing rear garden is now available to view with Lawson Rose. Located in close to local amenities, the property could well be suited to a first-time buyer or perhaps an investment purchase. Upon entering the property, off the hallway there is a bright and airy sitting room complemented by a large bay window. The hallway gives enough space for hanging coats and the current Vendors have a handy office space. There is a large double bedroom, plus an open kitchen/breakfast area. Moving on is a great utility space with access to the garden plus the fitted bathroom. Outside offers a low maintenance south facing garden plus double doors to a conservatory, perfect for enjoying the evening sun. Additionally, the property is being sold with the freehold and therefore arranging an internal viewing at the earliest opportunity is highly recommended!

For further information, please contact one of the team today.

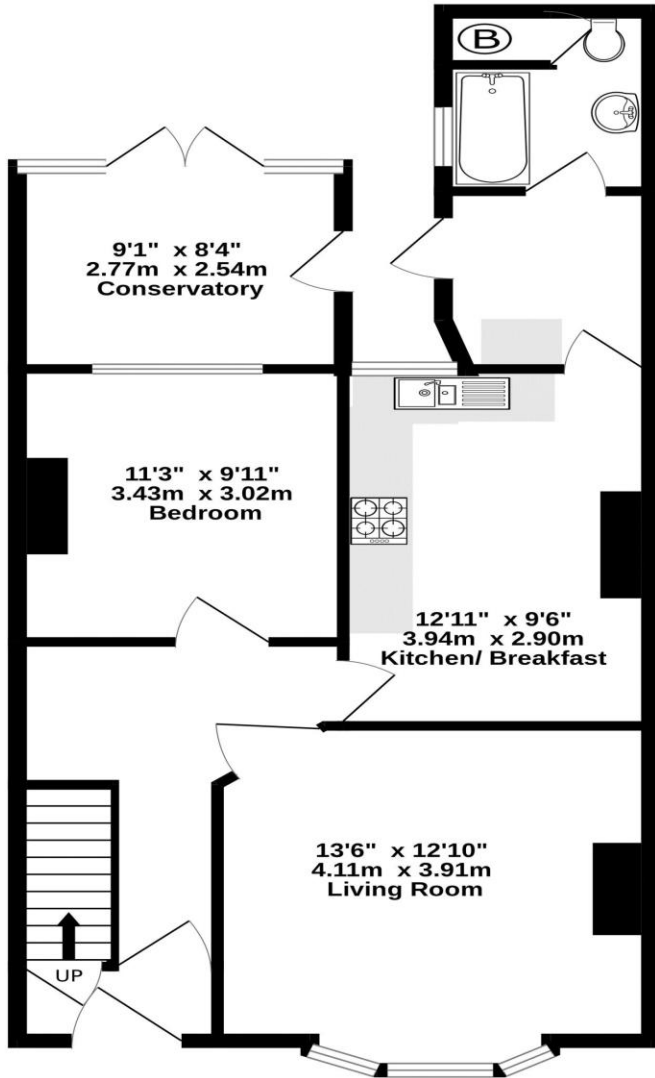
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking: On Street Parking
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 5th October 2018
- Maintenance: 'As & When' Between First First Floor Flat
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.





GROUND FLOOR



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

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - contactus@lawsonrose.com

131 Winter Road, Southsea, PO4 8DS