



2 bed apartment to buy in PO1

Nancy Road, Portsmouth, Hampshire, PO1
5DF

£100,000 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Undercroft parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ INVESTMENT OPPORTUNITY
- ✓ NO FORWARD CHAIN
- ✓ SECURE ENTRY SYSTEM
- ✓ EPC Rating B

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: B
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

Pattinson Auction are delighted to offer for sale this well-presented two-bedroom apartment, offered to the market with tenants in situ and generating an attractive gross yield of approximately 8.5% based on the asking price.

Situated within a purpose-built development on Nancy Road, the property enjoys a highly convenient location within easy reach of Portsmouth City Centre, Commercial Road shopping facilities, Portsmouth & Southsea railway station and a wide range of local amenities.

The accommodation comprises a spacious living room, fitted kitchen, two double bedrooms and a family bathroom. Additional benefits include secure entry to the building, gated undercroft parking, lift and stair access, and well-maintained communal areas throughout.

An ideal addition to any investment portfolio, the property offers immediate rental income from completion and a strong yield in a sought-after central location.

Council Tax Band: B

Tenure: Leasehold (101 years)

Ground Rent: £300 per year

Service Charge: £2,021 per year

Outside

A purpose-built apartment building occupying a prominent corner position within the city centre. The development benefits from secure entry, residents' parking and convenient access to a wide range of shops, restaurants, transport links and local amenities.

Bedroom 2

A double bedroom offering ample space for bedroom furniture, with a large window providing good natural light. The room offers flexible accommodation and could equally serve as a guest bedroom, children's room or home office.

Bathroom

Fitted with a white suite comprising a panel-enclosed bath with shower over, wash hand basin with storage beneath and WC. The room is arranged to make efficient use of the available space, with tiling and shelving providing practical storage and functionality for everyday use.

Bedroom 1

A spacious double bedroom benefiting from a large window that allows for plenty of natural light. The room comfortably accommodates a range of bedroom furniture and serves as an inviting principal bedroom.

Reception Room

A generously sized living room providing plenty of space for family seating and additional furniture. The room offers a practical layout that lends itself well to modern living, creating a comfortable environment for relaxing, entertaining and spending time with family and friends.

Kitchen

Fitted with a range of wall and base units, the kitchen provides practical workspace and storage, complemented by integrated cooking appliances and space for additional white goods. A window to the rear aspect allows for natural light, creating a functional and well-organised space for everyday use.

Parking

The development benefits from secure gated undercroft parking for residents, providing convenient off-road parking within the development.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 101

Annual Ground Rent Amount: £2,021.00

Annual Service Charge Amount: £300.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: Undercroft

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

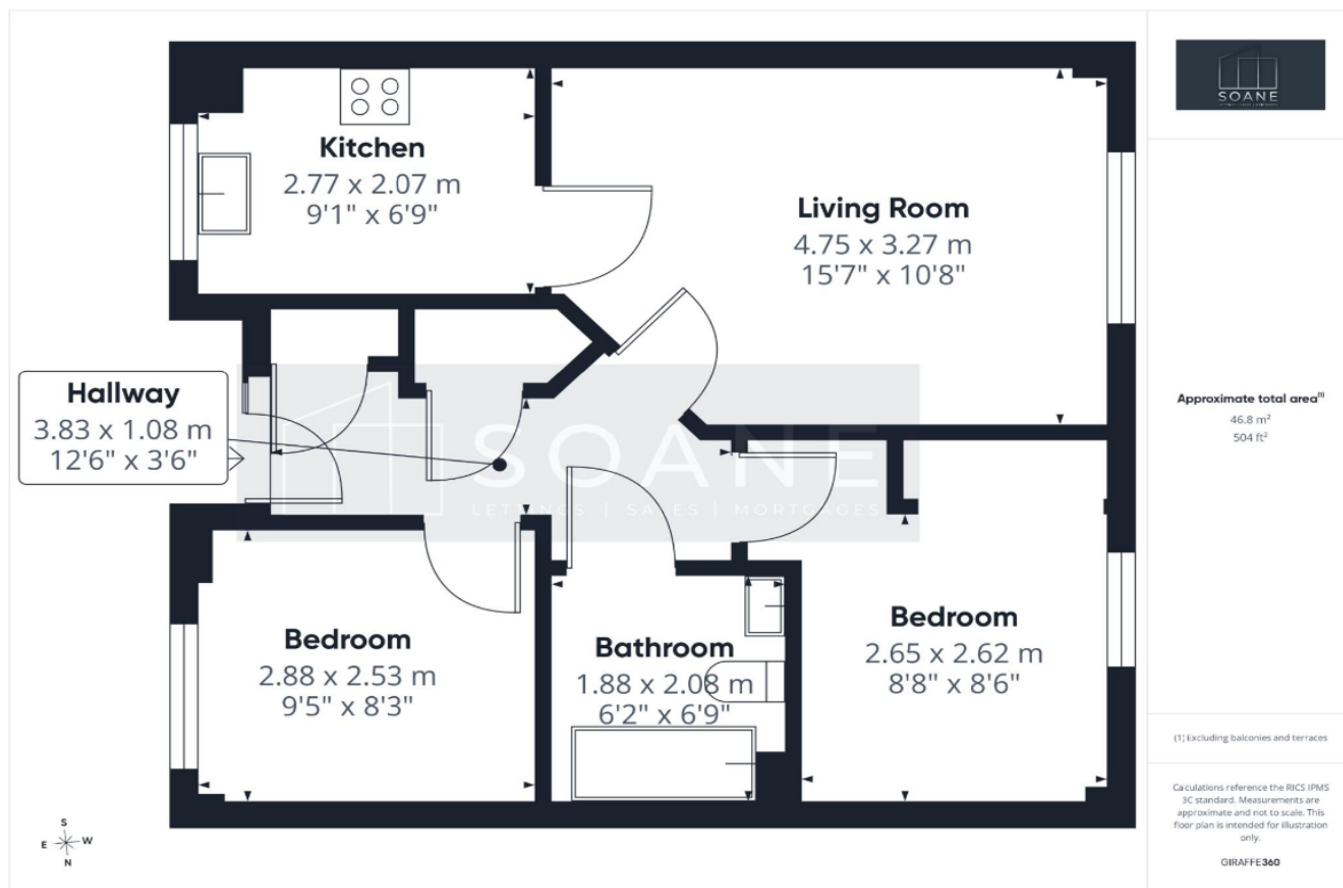
Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Nancy Road, Portsmouth, Hampshire, PO1 5DF

Contact your local branch today for more information on this property:

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