



**Auction**

## 2 bed apartment to buy in PO2

Twyford Avenue, Portsmouth, Hampshire,  
PO2 8JA

**£105,000** Starting Bid

 x2  x1  x1

Tenure

**Share Of Freehold**

On Street parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Split Level Apartment
- ✓ Two Upper Floor Bedrooms
- ✓ Redecoration & Refurbishment Required
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Landlord To Landlord Investment Opportunity

Located in the Stamshaw district of Portsmouth, this property offers excellent access to the M27 motorway and is just a short walk from the main North End shopping area of Portsmouth, which features a wide variety of shops, stores, food halls, pubs, bars, cafés, and restaurants.

The apartment occupies the upper two floors of this period terraced house. The accommodation includes a split-level hallway with stairs and landings, a front-aspect lounge, a separate kitchen, a utility room, a bathroom, and two upper-floor bedrooms.

Additional features include double glazing, gas central heating, and a share of the freehold.

67 Years Remaining on the Lease. Cash buyers preferred.

50% Share of freehold

Council Tax Band: A

Tenure: Share Of Freehold

Ground Rent Review Period: no ground rent

Service Charge Review Period: no service charge

Shared Ownership Percentage: 50

Price: Starting Bid £105,000

Property Type: Apartment

Parking: On Street

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: FTTC (fibre to the cabinet), FTTP (fibre to the premises)

Mobile signal coverage: Good

## **ENTRANCE LOBBY**

Double glazed entrance door opening to the lobby area. Cloak Hanging space, electric meter and fuse box. Stairs rising to first floor level landing.

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## **FIRST FLOOR LANDING**

Stairs leading to the upper and lower levels. recessed storage cupboard to stairwell. Doors leading to the accommodation.

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## **LIVING ROOM 14' 10" x 13' 00" (4.52m x 3.96m)**

Front aspect double glazed window, power points, radiator. domestic gas meter, door to the landing.

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## **KITCHEN 9' 10" x 7' 02" (3m x 2.18m)**

Fitted floor and wall units, work surfaces, inset sink plus mixer tap, space for upright fridge freezer, space for cooker, rear aspect double glazed window, power points, and door to the the landing.

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## **UTILITY ROOM 8' 00" x 4' 08" (2.44m x 1.42m)**

Wall mounted Vaillant Boiler, work surface with space and plumbing below for the washing machine. Door to the landing and door to the bathroom.

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## **FAMILY BATHROOM 8' 00" x 5' 08" (2.44m x 1.73m)**

Suit comprising low level flush W.C. pedestal wash basin and a panelled bath with shower taps and glaze panelled shower screen. Tiled to the principle areas, rear aspect double glazed window and door to the utility room.

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## **SECOND FLOOR LANDING**

Stairwell with period balustrade and stairs leading down to the lower level. Service hatch to roof void and doors to the bedrooms.

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## **BEDROOM ONE 15' 00" x 13' 00" (4.57m x 3.96m)**


Front aspect double glazed window, power points, radiator. Door to the upper floor landing.

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## **BEDROOM TWO 10' 00" x 9' 02" (3.05m x 2.79m)**

Rear aspect double glazed window, power points, radiator, skilled ceiling and door to the upper floor landing.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		76
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Twyford Avenue, Portsmouth, Hampshire, PO2 8JA

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

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