



## 2 bed apartment to buy in PO3

Manor Park Avenue, Portsmouth,  
Hampshire, PO3 5FG

**£110,000** Starting Bid

🏠 x2 🚗 x1 🚲 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Ground Floor Apartment
- ✓ Two Double Bedrooms
- ✓ Modern Fitted Kitchen
- ✓ EPC Rating C

## Key Information

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

## Description

Located in the residential Copnor district of Portsmouth a residential area established circa 1900.

The apartment is situated to the ground floor of this modern, purpose built two storey block of apartments and comprises private entrance door living room with open plan kitchen a modern bathroom and two double bedrooms.

Features include double glazing, electric heating, internal walk in store cupboard housing the boiler system, a communal rear garden and off road parking for residents, on a first come first served basis.

This is a Landlord To Landlord sale with existing tenant. Present Rent £820pcm.

FEATUES INCLUDE Private Push Bike Store.

Residents Communal Garden

Residents Communal Parking

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 107

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £1,658.00

Price: Starting Bid £110,000

Property Type: Apartment

Parking: Allocated

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: Electric

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

## **LIVING ROOM**

LIVING ROOM ( INCLUDES KITCHEN AREA ) 16' 05" x 15' 04" (5m x 4.67m)

---

## **BEDROOM ONE**

BEDROOM ONE ( A DOUBLE ) 11' 00" x 10' 00" (3.35m x 3.05m)

---

## **BEDROOM TWO**


BEDROOM TWO ( A DOUBLE ) 13' 10" x 9' 10" (4.22m x 3m)

---

## **FAMILY BATHROOM**

FAMILY BATHROOM 8' 10" x 4' 10" (2.69m x 1.47m)



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>	77	77
(55-68) <b>D</b>		
(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 

Manor Park Avenue, Portsmouth, Hampshire, PO3 5FG

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

**1 Chapel Lane, Pinner, Middlesex, HA5 1AA, Tel: 0208 866 0000, <http://www.gibbs-gillespie.co.uk>**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



<http://www.gibbs-gillespie.co.uk> - 0208 866 0000