



## London Road, Portsmouth, PO2 9HJ £120,000

\*This property is being sold via Secure Sale online bidding. Terms & Conditions apply. Starting bid £120,000.00\*

Situated on the bustling London Road in Portsmouth, this charming purpose-built apartment, with TENANTS IN SITU, offers a delightful blend of comfort and convenience. With two well-proportioned double bedrooms, this residence is perfect for individuals, couples, or small families seeking a modern living space in a vibrant area.

The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout.

You can enjoy a variety of local amenities, including shops, cafes, and public transport links, making it an excellent choice for those who appreciate urban living. Whether you are commuting to work or exploring the cultural offerings of Portsmouth, this apartment serves as a perfect base.

PCM rental income: £945.00  
Annual Ground rent: £150.00  
Annual service charge: £1,788.00

# London Road, Portsmouth, PO2 9HJ

**Lounge 13'10" x 10'8" (4.24 x 3.26)**

**Bedroom 10'7" x 11'11" (3.24 x 3.65)**

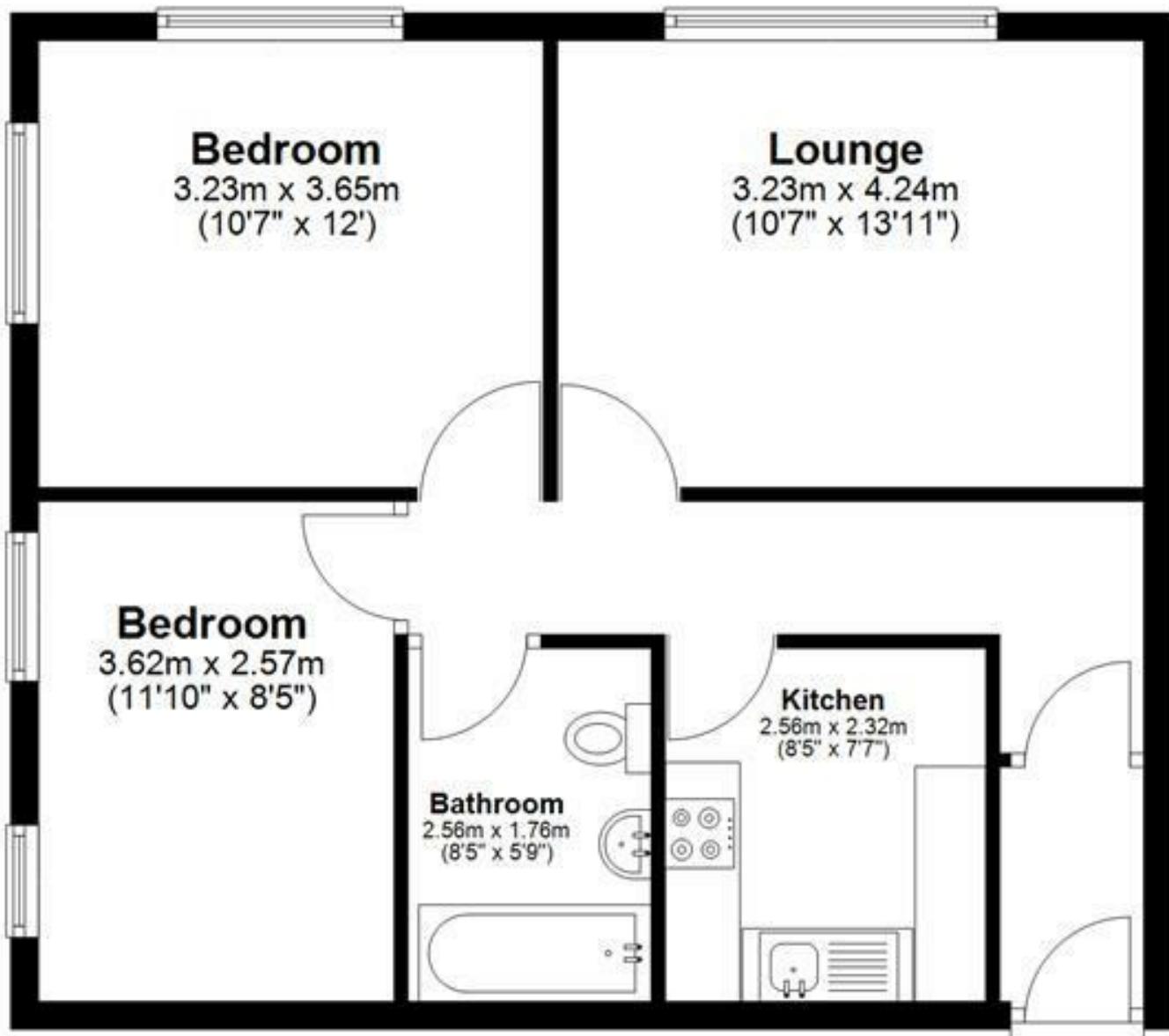
**Bedroom 11'10" x 8'4" (3.61 x 2.56)**

**Bathroom 8'2" x 5'6" (2.49 x 1.69)**

**Kitchen 7'7" x 8'1" (2.33 x 2.47)**

# Floor Plan

Approx. 55.6 sq. metres (598.0 sq. feet)



Total area: approx. 55.6 sq. metres (598.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
EU Directive 2002/91/EC			
England & Wales			