



**The Willows, Portsmouth, PO2 8NU**  
**£122,500**

\*\*TWO BEDROOM APARTMENT\*\* \*\*LIFT ACCESS TO ALL FLOORS\*\*

Introducing this top-floor apartment located in the sought-after neighbourhood of Stamshaw. This delightful property offers a perfect investment opportunity but is equally suitable for traditional buyers.

The apartment boasts two comfortable double bedrooms, a good-sized open-plan kitchen/lounge, and a modern shower room. The property also benefits from communal bike storage and a communal space garden perfect for summer evenings. Situated within walking distance of Mountbatten Centre, fitness enthusiasts will find themselves spoiled for choice with its state-of-the-art facilities. This property also has excellent connectivity to all major bus links in and out of the city, allowing for convenient travel wherever your destination may be. With a total size of 559 square feet, this top-floor apartment offers generous living spaces and a warm and welcoming atmosphere.

Please note this apartment is currently rented on a rolling contract achieving £975 per month

Tenure – Leasehold  
Service charge as of 1st Jan 2025  
Service charge - £1640.95

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## Anti-Money Laundering (AML)

Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC.

## Disclosure

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings, and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.

