



## 2 bed apartment to buy in PO1

Isambard Brunel Road, Portsmouth,  
Hampshire, PO1 2RW

**£100,000** Starting Bid

🏠 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

## Property features

- ✓ Being sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ FANTASTIC INVESTMENT
- ✓ TWO BEDROOMS
- ✓ CLOSE TO TRAIN STATION
- ✓ 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

## Description

This modern, two bedroom apartment is situated just a minutes walk from Guildhall and Portsmouth & Southsea train station, which has direct links to London Waterloo. Situated perfectly for students or professionals and a tenant in-situ it is currently bringing in a gross return of 15% + making it the ideal investment opportunity.

For further information and to arrange a viewing, please contact the Portsmouth Sales Team on .

Kitchen/Lounge/Diner -

Bedroom -

Bedroom -

Bathroom -

Portsmouth Council Tax - The local authority is Portsmouth City Council.

BAND : A

Leasehold Information. - Lease Length: 117 Years remaining

Ground Rent: £250.00

Service Charge: £1992.82

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 117

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,993.00

Price: Starting Bid £100,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Heating: Gas

Electric: National Grid

Water: Direct mains water

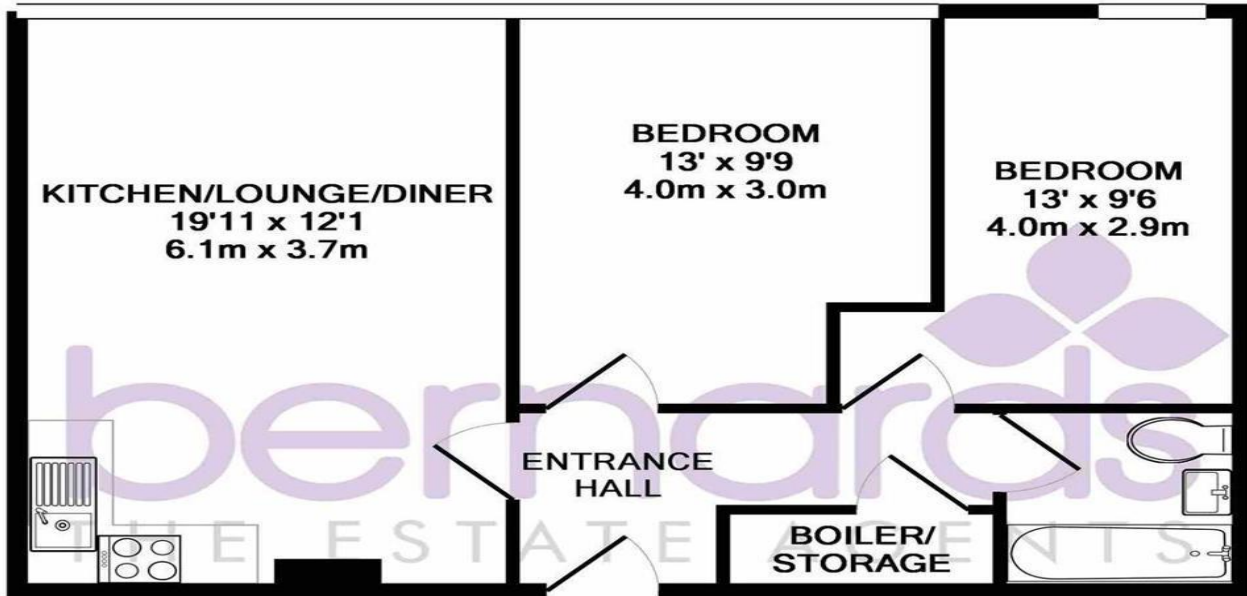
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good



TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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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>		
(55-68) <b>D</b>	67	67
(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	

Isambard Brunel Road, Portsmouth, Hampshire, PO1 2RW

Contact your local branch today for more information on this property:  
**G&T Properties Dudley Road, Brierley Hill, West Midlands, DY5 1HA,**  
<https://www.gandtproperties.co.uk/>

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