



Ernest Road,
£149,500

- Share Of Freehold
- Garden
- Garage
- Large Flat



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Ernest Road, Portsmouth
£149,500

A generous size two bedroom first floor apartment set in an established residential location. Currently occupied by a tenant the property would make an excellent investment or owner occupier home. In summary the home offers two large double bedrooms, bathroom, sitting room and kitchen. Modern benefits include a gas central heating system and double glazing. Of additional appeal is the use of a small garden and garage (no dropped kerb) located to the rear of the property. Plus...wait for it...a share of the freehold! Please be aware there is no access to the garden from the garage. In good decorative order we certainly recommend early viewing.

COMMUNAL ENTRANCE

Communal entrance with door to Upstairs Flat

LOUNGE

2.66m x 3.57m (8'9" x 11'9")
Radiator with window to side aspect and door to kitchen

BEDROOM 1

3.85m x 4.16m (12'8" x 13'8")
Double bedroom, radiator and double glazed window.

BEDROOM 2

3.32m x 4.74m (10'11" x 15'7")
Double bedroom with radiator and double glazed window to front aspect.

BATHROOM

1.70m x 1.93m (5'7" x 6'4")
Three piece bathroom suite

KITCHEN

2.22m x 2.69m (7'4" x 8'10")
Plenty of wall and base units with work top stainless sink drainer, space for cooker, fridge and washing machine

GARDEN

Located to the rear of the building.

GARAGE

No dropped kerb. However excellent storage, access to garden.

LEASE DETAILS

Term : 125 years from and including 8 June 2018.



For full EPC please contact the branch

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller.