

Fort Cumberland Road, Eastney Asking Price Of £150,000



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- Ground Floor Maisonette
- Three Double Bedrooms
- Tastefully Decorated Throughout
- Recently Installed Heating System
- Kitchen/Dining Room
- Investment Opportunity With Tenants in Situ

Martin & Co Sales are pleased to present this three double bedroom ground floor maisonette, neutrally and tastefully decorated throughout situated in the popular and quiet residential location of Fort Cumberland Road, a stone's through from the seafront.

Briefly comprising: attractive approach to private front door with well maintained communal areas, welcoming and spacious entrance hall with wood laminate flooring, large kitchen/dining room and separate living room. Upstairs there are three double bedrooms, two of which boast fitted wardrobes and modem family bathroom suite. Recently upgraded electric heating facilities and double glazing complement the internal accommodation.







Outside there is a small private seating area leading to well manicured communal gardens and the residents car park.

Offered with no forward chain and with tenants in situ, this property offers an excellent investment opportunity for someone looking for a reliable rental property close to the seafront.

Current rent £9,200 per annum.

ENTRANCE HALL 15' 10" x 6' 2" (4.83m x 1.89m)

KITCHEN/DINING ROOM 15' 11" x 8' 3" (4.86m x 2.53m)

LIVING ROOM 14' 9" x 11' 3" (4.50m x 3.43m)

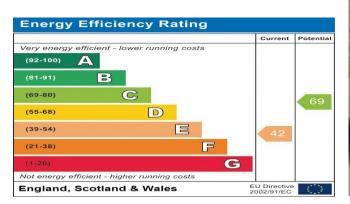
BEDROOM ONE 14' 4" x 8' 5" (4.38m x 2.59m)

BEDROOM TWO 11'2" x 8' 5" (3.41m x 2.59m)

BEDROOM THREE 11' 2" x 5' 10" (3.41m x 1.80m)

BATHROOM 8' 2" x 6' 0" (2.50m x 1.84m)

LEASEHOLD DETAILS Ground Rent - £200p.a. Service Charges - £1200p.a. 125 Year Lease From September 2005











Approximate total area(1)

800.18 ft² 74.34 m²

Reduced headroom

14.03 ft² 1.30 m²

(1) Excluding balconies and terraces

[] Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, no to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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