

**FOR SALE**



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

  
**MARTIN & CO**



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

- 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 modern 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**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



**Approximate total area<sup>(1)</sup>**

800.18 ft<sup>2</sup>

74.34 m<sup>2</sup>

**Reduced headroom**

14.03 ft<sup>2</sup>

1.30 m<sup>2</sup>

(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, not to scale. This floor plan is for illustrative purposes only.

**GIRAFFE360**

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

