

# Angerstein Road, Portsmouth

Approximate Gross Internal Area  
66.5 sq m / 716 sq ft

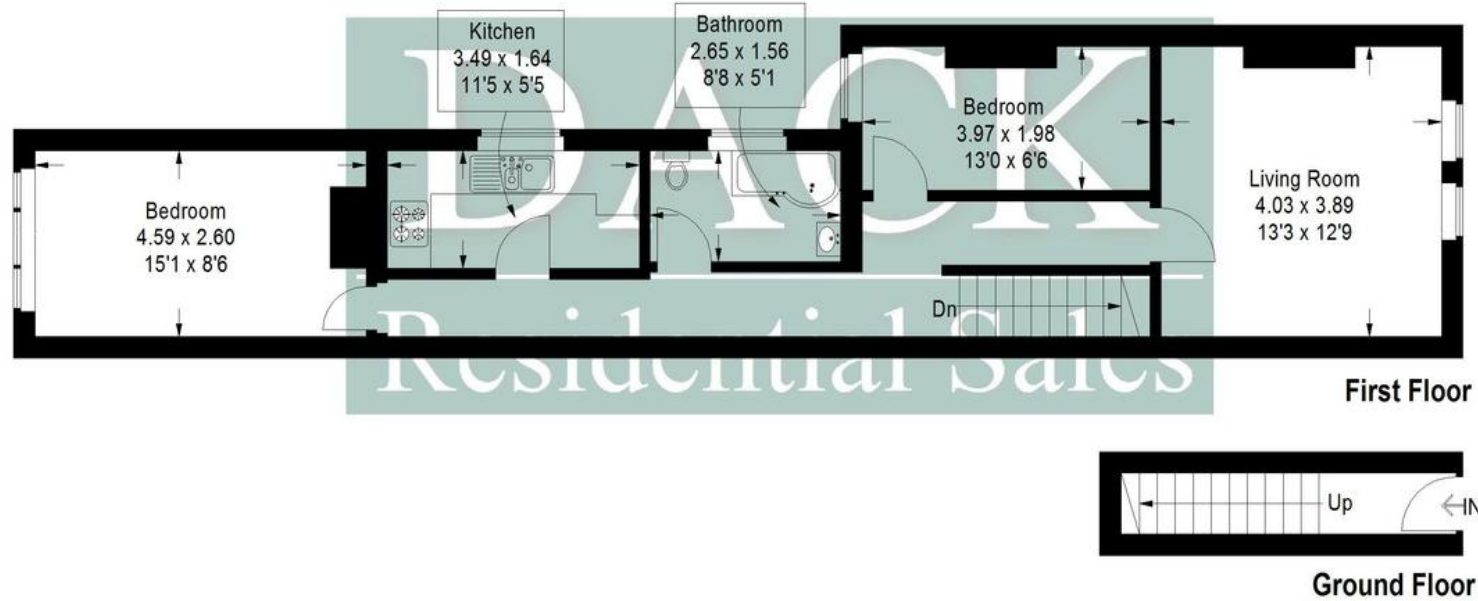
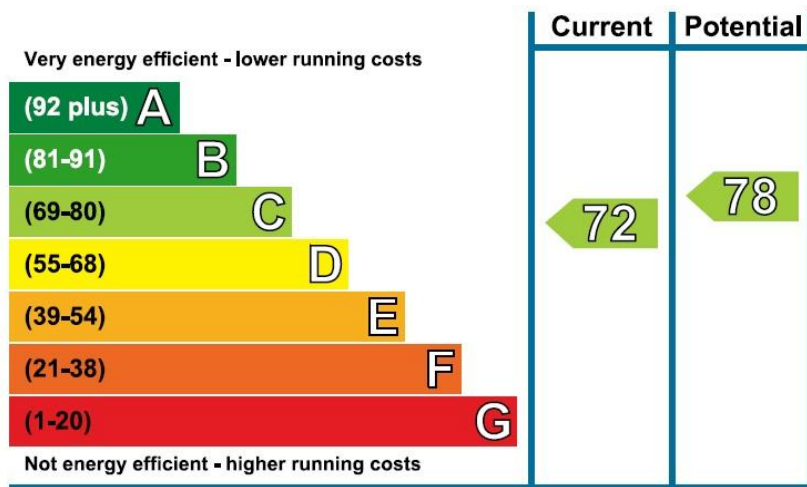


Illustration for identification purposes only, measurements are approximate, not to scale.(ID 386151)



### Opening Times

Monday – Friday – 9:00am – 5:30pm  
Saturday – 9:00am – 3:00pm  
Flexible viewings by appointments only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Angerstein Road  
North End, Portsmouth, PO2 8HL

Asking Price Of £155,000



# Property Features

- First Floor
- No Forward Chain
- Two Bedrooms
- Two Bedrooms
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- Fully Refurbished
- Ideal First Time Buy Or Investment Purchase

## Full Description

Dack Residential Sales are pleased to offer for sale this two bedroom first floor refurbished flat in North End. The property, in our opinion, has been updated to an excellent standard and an internal viewing comes highly recommended. The property would suit either a first time buyer or investor.

### Entrance Hall

Stairs to landing.

### Landing

Loft hatch, doors to lounge, two bedrooms, bathroom and kitchen. Two radiators.

### Lounge - 4.03m x 3.89m (13'3 x 12'9)

Double glazed window to front aspect and radiator.

### Kitchen - 3.49m x 1.64m (8'8 x 5'1)

Double glazed window to side aspect, fitted kitchen and work surfaces, sink drainer unit with mixer tap over, space for washing machine, integrated gas hob and electric oven with hood over.

### Bedroom - 4.59m x 2.60m (15'1 x 8'6)

Double glazed window to rear aspect and radiator.

### Bedroom - 3.97 x 1.98m (13'0 x 6'6)

Double glazed window to rear aspect and radiator.

### Bathroom - 2.65m x 1.56m 8'8 x 5'1)

Double glazed window to side aspect, panel enclosed bath with double shower over, low level wc, wash hand basin and heated towel rail.



### Outside

Forecourt

### Further Details

Managing Agent: Self-Managed  
Tenure: Leasehold. Lease being created with 50% share of freehold. Term TBC  
Please Note: Share of freehold to be gifted once both properties within the block have completed.  
Service Charge: £0 per annum  
Ground Rent: £0 per annum

### Please Note

The above information has been provided by the vendor. This information will be validated by your solicitor during the conveyancing process. Dack Residential Sales Limited have produced these details based on the evidence provided and is to the best of our knowledge at the time of production.

### Solicitor

Instructing the right solicitor to handle your purchase is integral to ensuring a smooth transaction. Dack Residential Sales work closely with local, independent solicitors, who would be more than happy to quote for the work involved. We do not recommend other businesses lightly and have full confidence in their ability to provide a professional and personal service. Please contact us if you would like to discuss further.

### Financial Services

We are proud to work with an independent financial advisor who has access to a large number of lenders who can provide products tailored to your specific needs. Please contact us if you would like to arrange a free no obligation appointment or to discuss further.

### Offer Check

Should you be considering submitting an offer please make contact with the office as soon as possible. We are obliged to our sellers to confirm any potential buyer's position before submitting any offer to confirm any potential buyer is in a position to proceed with the potential purchase.

