



2 bed flat to buy in PO1

42-44 Arundel Street, Portsmouth,
Hampshire, PO1 1NL

£100,000 Starting Bid

 x2  x1  x1

Tenure

Leasehold

Property features

- ✓ Being Sold via Secure Sale Online Bidding T&C's Apply
- ✓ TWO BEDROOMS
- ✓ FIRST FLOOR FLAT
- ✓ THREE PIECE BATHROOM
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Description

****Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply****

A well-presented two-bedroom first-floor flat, currently tenanted and generating ****£1,000 PCM****, making it an excellent investment opportunity with immediate rental income.

The property offers spacious and well-maintained accommodation, comprising two good-sized bedrooms, a bright living area, a fitted kitchen, and a bathroom. Ideally situated close to local amenities, schools, and excellent transport links, it is well positioned for both tenants and future owner-occupiers.

Further benefits include an ****EPC rating of C**** and a ****983-year lease****, providing long-term security and enhancing the property's investment appeal.

This is an ideal opportunity for investors seeking a property with an established rental income in a convenient and desirable location.

Lounge/Kitchen - 3.02 x 6.22 (9'10" x 20'4") -

Bedroom One - 2.46 x 5.28 (8'0" x 17'3") -

Bedroom Two - 2.08 x 3.30 (6'9" x 10'9") -

Bathroom - 1.70 x 1.75 (5'6" x 5'8") -

Leasehold Information - Lease Length: 983 YEARS

Ground Rent: £250 PA

Service Charge: £1,500 PA

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 114

Annual Ground Rent Amount: £500.00

Annual Service Charge Amount: £2,074.00

Price: Starting Bid £100,000

Property Type: Flat

Parking: None

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

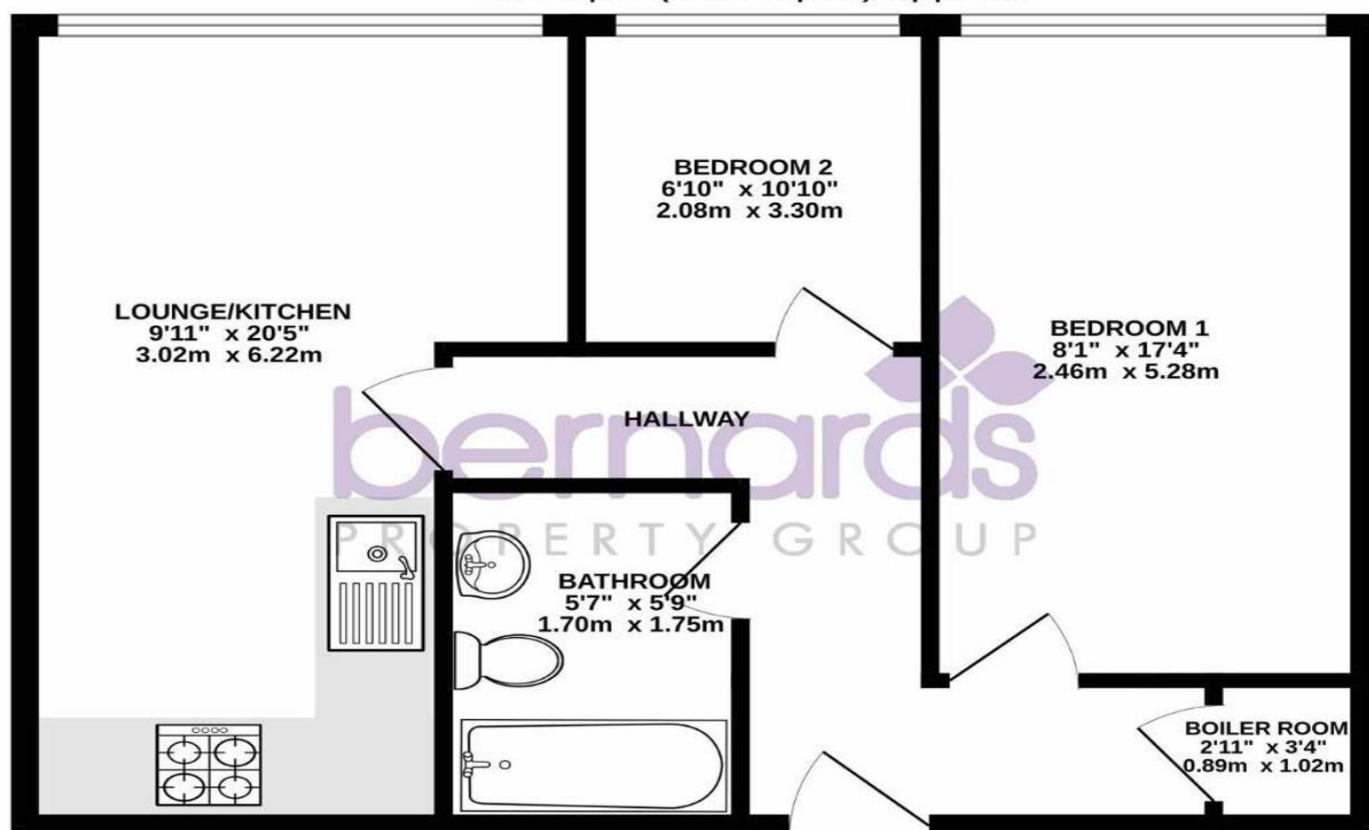
Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



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

42-44 Arundel Street, Portsmouth, Hampshire, PO1 1NL

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

