

FOR SALE

MARTIN&CO



Twyford Avenue, Stamshaw
Asking Price Of £90,000

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- 986 Year Lease
- Fantastic First Time Buy
- Parking
- Close To Amenities
- Close To M27

Welcome to a fantastic studio located on Twyford Avenue—an ideal opportunity for a first-time buyer. This well-situated studio is being offered with no forward chain, providing a hassle-free transaction. What's more, it comes with a lease that spans an impressive 986 years.

PROPERTY DESCRIPTION Step into this delightful Studio situated in the prime location of Twyford Avenue, Stamshaw. With convenient access to the M27 just around the corner, parking available on a first-come-first-served basis, and no forward chain, this property is a fantastic buy.

Comprising your own front door, the hallway welcomes you with a storage cupboard for all your essentials and a spacious utility room equipped for your washing machine. Moving on, you'll find the well-equipped bathroom with a shower, meticulously tiled and in excellent condition.

Enter the large lounge/bedroom area, where an abundance of natural light pours in through the double-glazed windows,



creating a warm and inviting atmosphere. Finally, the good-sized kitchen fulfills all your culinary needs. The property is also equipped with Gas Central heating for added comfort.

Outside, enjoy the expansive communal garden and parking available on a first-come-first-served basis.

With an impressive lease of 986 years and no forward chain, this property is perfect for a first-time buyer or as an investment opportunity. Don't miss out on this ideal home - contact us today for a viewing.

LEASEHOLD INFORMATION 999 year lease from 2010 (986 Year Left)

Service Charges: £1286.00 p.a.

Ground Rent: £0 p.a.

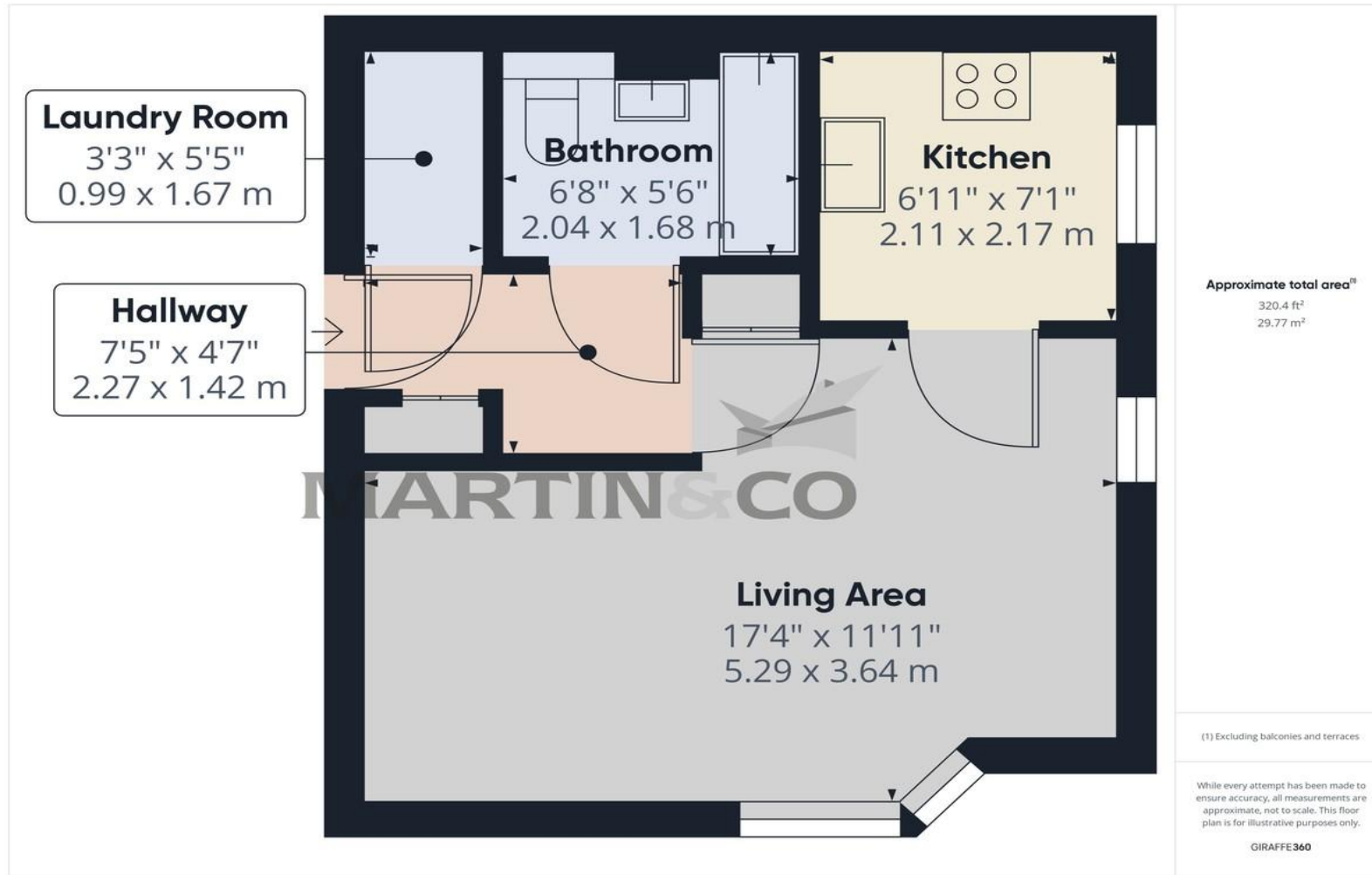
Gas & Water Charges - £1161.00pa

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.