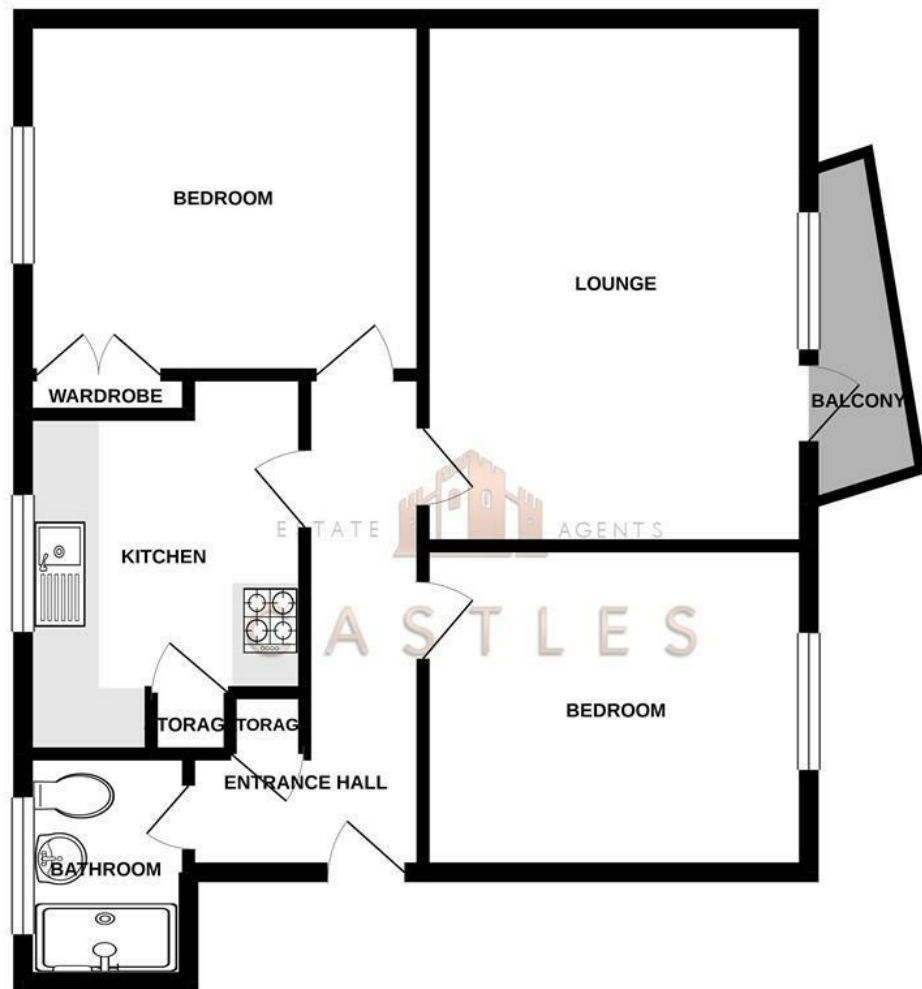


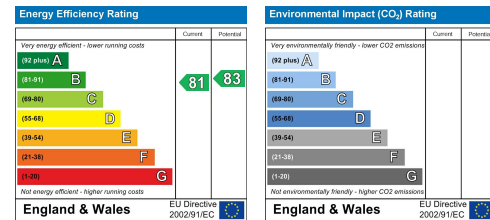
Floor Plan

GROUND FLOOR  
617 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA: 617 sq.ft. (57.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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49 Eastern Road  
Portsmouth, PO3 6EN

Castles are proud to bring to the market this impeccable two bedroom flat situated in Baffins Milton, Portsmouth.

The property has undergone a complete refurbishment to an exceptionally high standard and would make the perfect first time buy or buy to let investment.

If you are an investor looking to add to your portfolio then this property would be a wise choice as it has previously been rented out to two students collectively paying £1200pcm. This would provide a yearly income of £14,400 which in turn provides a yield of 9.6% return on your investment.

The flat benefits from a new kitchen and new shower room, all walls plastered and new flooring laid.

If you are looking to book a viewing on this property then please call Castles today.

Asking price £150,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN

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PORTCHESTER  
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# 49 Eastern Road

Portsmouth, PO3 6EN



- COMPLETELY REFURBISHED
- NEW KITCHEN
- MILTON LOCATION
- PERFECT FIRST TIME BUY
- BALCONY
- TWO BEDROOMS
- NEW SHOWER ROOM
- EXCEPTIONAL FINISH
- BTL OPPORTUNITY 9.6% RETURNS
- GOOD ACCESS ROUTES

**LOUNGE**  
11'6" x 15'9" (3.52 x 4.81)

**KITCHEN**  
9'5" x 10'2" (2.89 x 3.10)

**SHOWER ROOM**  
5'0" x 6'9" (1.54 x 2.08)

**BEDROOM ONE**  
11'11" x 10'7" (3.65 x 3.25)

**BEDROOM TWO**  
11'6" x 9'9" (3.52 x 2.98)

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process

then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

