

Floor Plan

GROUND FLOOR
567 sq.ft. (52.6 sq.m.) approx.

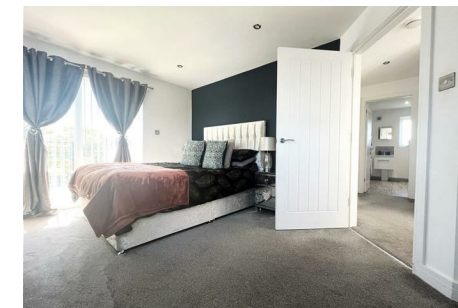
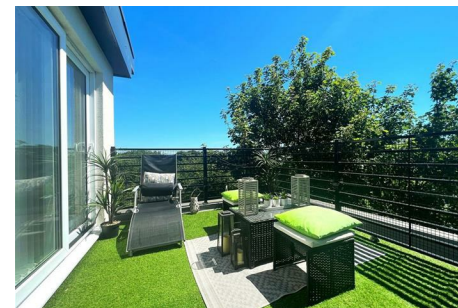


TOTAL FLOOR AREA: 567 sq.ft. (52.6 sq.m.) approx.

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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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.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92-100) A	91	Very environmentally friendly - lower CO ₂ emissions (20-24) A	
(85-91) B		(25-29) B	
(79-84) C		(30-34) C	
(73-78) D		(35-39) D	
(67-72) E		(40-44) E	
(62-66) F		(45-49) F	
(55-61) G		(50-54) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



8C Copnor Road
Portsmouth, PO3 5LB

We are pleased to welcome to the market this immaculate one bedroom penthouse apartment with sun terrace in the popular development of Walberant Buildings, situated on Copnor Road, Portsmouth.

These apartments were developed in 2018 and the current has owned it from new. The apartment consists of a large living space with modern fitted kitchen and dining area that due to the large windows is flooded with natural light. From this living space you can access the sun terrace.

There is a fair sized double bedroom with built in storage and this room also has access onto the sun terrace. A modern bathroom completes the apartments accommodation of offer.

Externally there is a lock up on the ground floor that comes with the property so you have extra space for storage.

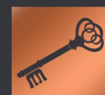
We feel this property will be perfect for first time buyers looking to get onto the property ladder but also investors. The expected rental return on this apartment would be approximately £775PCM which would provide you with a gross yield of 5.63% based on the current asking price.

For more information or to arrange a viewing please call Castles today.

Offers over £165,000

DIRECTORS

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8C Copnor Road

Portsmouth, PO3 5LB



- PENTHOUSE APARTMENT
- PRIVATE BALCONY/SUN TERRACE
- MODERN KITCHEN
- LONG LEASE
- ONE DOUBLE BEDROOM
- IMMACULATE THROUGHOUT
- MODERN BATHROOM
- IDEAL FIRST TIME BUY

KITCHEN DINER / LOUNGE ROOM

17'0" x 15'8" (5.2 x 4.8)

BEDROOM

13'9" x 9'10" (4.2 x 3.0)

BATHROOM

8'10" x 5'6" (2.7 x 1.7)

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.

Lease Information

Lease Length: 120 Years Remaining

Ground Rent: £200 P.A

Service Charges: £1050 P.A

* Please be aware this information has been provided by the owner to the best of their knowledge. This will be officially confirmed during the conveyancing process by your solicitors.

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.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

