

# KIRBY ROAD

NORTH END | PORTSMOUTH | PO2 0PY



## OFFERS IN EXCESS OF £155,000 Leasehold

- One Bedroom Upper Floor Flat
- Popular Kirby Road Location
- Close to Amenities, College Park & Transport Links
- Living Room with Bay Window
- Fitted Kitchen & Bathroom
- Well Presented Throughout





## In Brief

We are delighted to welcome to the market this one bedroom first floor flat situated in Kirby Road, a sought after location within Portsmouth, conveniently located close to transport links, local amenities and College Park.

The property is in excellent decorative order and in brief the accommodation comprises; spacious living room with bay window, fitted kitchen with ample storage, bathroom complete with bath and shower over and a good sized bedroom.

We feel this property would make an ideal first time purchase. Please contact us at your earliest convenience to arrange your viewing.

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## KEY FACTS

Tenure: Leasehold  
85 Years Remaining  
Ground rent £100  
Service charge £275  
Council Tax Band: A  
EPC Rating: D





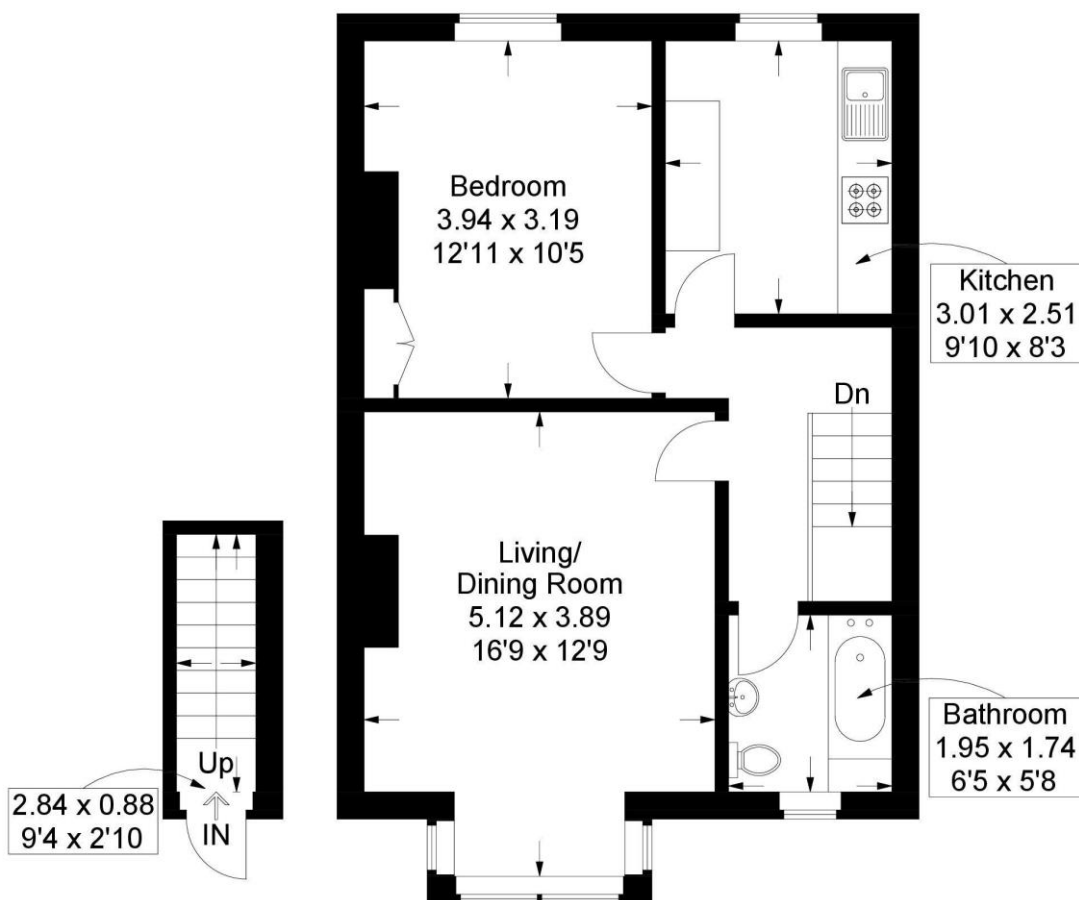
# 136 KIRBY ROAD

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## Kirby Road, Portsmouth

Approximate Gross Internal Area = 52.9 sq m / 569 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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