



26 KENT STREET

PORTSMOUTH, PO1 3FJ

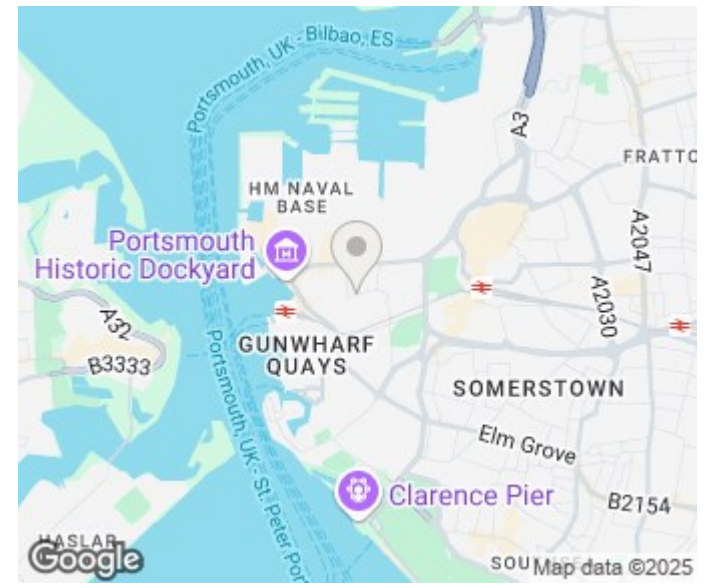
£145,000
LEASEHOLD

Spinnaker Court is a three storey purpose built block of apartments, with this particular flat being situated to the ground floor. enjoying views over the open green space. The building is located with in the immediate vicinity of the inner harbour waterways and the shopping and entertainment area - "Gunwharf Quays" Portsmouth university is also in the immediate vicinity. The accommodation comprises one double bedroom, a lounge dining room, modern fitted kitchen and bathroom. all linked by the entrance hall. The property is presented in excellent condition, the present tenant wishes to stay at the apartment - ideal buy to let - long term investment. Rental figures available upon request.

The vendor would consider a residential home buyer - subject to relocating the tenant.



THIS FLOOR PLAN IS NOT DRAWN TO SCALE AND IS FOR GUIDANCE PURPOSES ONLY



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Southsea Office Lettings
 97 Albert Road
 Southsea
 Hampshire
 PO5 2SG

02392 830888
 lettings@christieuk.com
 www.christieuk.com

