

# 423 NORTHERN PARADE

PORTSMOUTH | HAMPSHIRE | PO2 9PU



£124,495  
LEASEHOLD

Fry and Kent Drayton are pleased to market for sale this one bedroom purpose built flat situated in convenient location, close to amenities and motorway access. The accommodation comprises: entrance hall, kitchen, living room, double bedroom and bathroom. Externally to the rear is a storage shed and communal washing lines. We have been advised that off road parking is available to the side of the building on a first come first served basis. We feel this property is an ideal first time buy or investment purchase. Investors please note; there is a tenant currently in situ who would like to continue residence at the property. Please contact us to arrange your allocated viewing appointment.

- One Bedroom Flat
- Ideal FTB or Investment Opportunity
- Kitchen
- Outside Storage Shed
- Off Road Parking (first come first served basis)
- Close to Amenities & Motorway Access
- Early Viewing Recommended
- No forward Chain

FRY &  
KENT

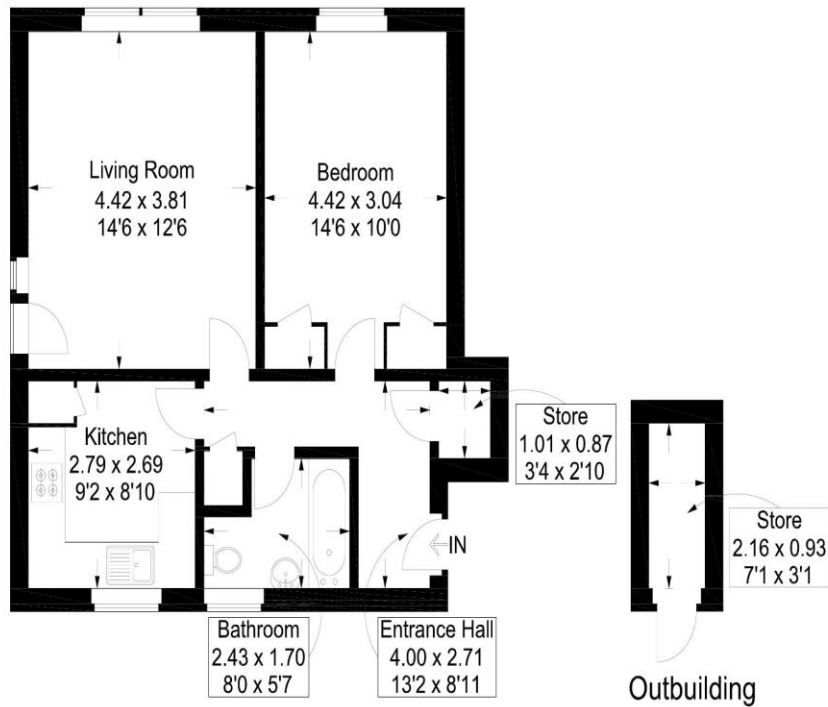
**KEY FACTS**

This property is Leasehold  
 Ground Rent: £10 Per Annum  
 Maintenance Charge: £1849.44  
 Length of Lease: 125 years from 1989  
 Council Tax Band: A  
 EPC Rating C  
 Total floor area: Approx 557 Sq Ft



**Northern Parade, Portsmouth**

Approximate Gross Internal Area = 51.8 sq m / 557 sq ft  
 Outbuilding = 2.2 sq m / 24 sq ft  
 Total = 54 sq m / 581 sq ft



**Third Floor**

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.

<b>Southsea Sales &amp; Lettings</b> 7/9 Stanley Street, Southsea PO5 2DS Sales Tel – 023 9281 5221 Lettings Tel – 023 9282 2400	<b>Property Management</b> 12 Marmion Road, Southsea PO5 2BA Tel - 023 9282 2300	<b>Old Portsmouth Sales &amp; Lettings</b> The Seagull, 13 Broad Street, Old Portsmouth PO1 2JD Sales Tel - 023 9235 5366 Lettings Tel – 023 9282 2400	<b>Drayton Sales &amp; Lettings</b> 139 Havant Road, Drayton PO6 2AA Sales Tel – 023 9221 0101 Lettings Tel – 023 9282 2400	<b>Waterlooville Sales &amp; Lettings</b> 75B London Road, Waterlooville PO7 7EL Sales Tel – 023 92 297 788 Lettings Tel – 023 9282 2400	<b>Mayfair Office Sales &amp; Lettings</b> Cashel House, 15 Thayer Street, London W1U 3JT Tel - 0870 112 7099 Fax – 020 7467 5339
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[www.fryandkent.com](http://www.fryandkent.com)



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