



**Price**  
**£80,000**

**Leasehold**

1x  1x  1x 

**Fratton Road,  
Portsmouth, Hampshire,  
PO1**

**OVER 60?**

You could get up to  
**59% off** the price!\*

**cubitt&west**  
Helping you move forwards



## Main features

- Central location with great transport links in and out of the city
- Tenant in situ, currently 8.5% gross yield
- Private rear garden
- Chain free apartment
- Cash buyers only



### Nearest Schools

Primary Schools: Arundel Court Junior School 0.3 miles, St John's Cathedral Catholic Primary 0.3 miles, Charles Dickens Junior School 0.6 miles

Secondary Schools: City of Portsmouth Girls' School 0.4 miles,



### Transport Information

Train Stations: Fratton 0.4 miles, Portsmouth & Southsea 0.7 miles, Portsmouth Harbour 1.3 miles

## Accommodation

### GROUND FLOOR

#### Entrance Hallway

**Lounge:** 14'0 x 9'10 (4.27m x 3.00m)

**Kitchen:** 6'9 x 5'6 (2.06m x 1.68m)

**Bedroom 1:** 13'11 x 6'6 (4.24m x 1.98m)

**Bathroom:** 6'9 x 5'2 (2.06m x 1.58m)

### OUTSIDE

**Private rear garden**

**Call Portsmouth - 023 9266 1213 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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