



Flat 8, 404, St. Marys House Old Commercial Road , Portsmouth, PO1 4QH

Offers in excess of £185,000

2 Double Bedrooms | High Ceilings | Long Lease and Good Maintenance Fees | Large Rooms Throughout | Close to Transport Links | Close to Local Amenities | Ideal for First Time Buyers/Investment to Let

- Permit Parking available to residents
- Large Communal Garden
- Quiet, cobble street, no through road
- Natural light floods in
- Character building
- Open Plan living space
- Modern Bathroom
- Well proportioned bedrooms

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



2



1



1



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



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 firms employment has the authority to make or give any representation or warranty in respect of the property.