



**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.



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Floor Plan



Area Map



Energy Efficiency Graph

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



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