



Flat 4, Heron House Albert Road
Southsea, PO5 2SW

Asking Price £150,000

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Sales, Rentals and Block Management

Flat 4, Heron House Albert Road, Southsea, PO5 2SW

INVESTMENT OPPORTUNITY WITH 7.2% GROSS RENTAL YIELD. We are pleased to offer for sale this 1 bedroom 2nd floor apartment with allocated parking and share of freehold. The property is being sold as a going concern with tenants in situ who are currently paying £900pcm and has an Assured Shorthold Tenancy until 12th February 2026. The accommodation comprises a double bedroom, lounge, fitted kitchen and bathroom. The property has double glazing, gas central heating and parking to rear accessed via secure gated entrance. Located in Albert Road close to amenities, bars, restaurants, shops, supermarkets, bus routes and train station. Within walking distance of seafront and Palmerston Road Shopping Precinct.

Secure/Gated Entrance

Secure gated entrance for both pedestrians and vehicles.

Communal Front Door

Stairs to 2nd floor with flat front door to:

Entrance Lobby

2'9 x 3'1 (0.84m x 0.94m)

Laminate flooring, meter cupboard, door to:

Entrance Hall

12' x 3'1 (3.66m x 0.94m)

Laminate flooring, coved ceiling, radiator.

Lounge

13' x 9'6 (3.96m x 2.90m)

Two double glazed windows to front, laminate flooring, coved ceiling, radiator.

Kitchen

8'9 x 5' (2.67m x 1.52m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Oven, hob, extractor, washing machine, part tiled walls, double glazed window to side, Vaillant boiler.

Bedroom

11'2 x 8'9 (3.40m x 2.67m)

Double glazed window to rear, laminate flooring, coved ceiling, radiator, fitted wardrobe.

Bathroom

9' x 4'2 (2.74m x 1.27m)

Suite comprising bath with shower over, WC, wash hand basin, part tiled walls, radiator.

Parking

Secure and gated entrance giving access to the parking space at the rear of the development.

Additional Information

Tenure - Share of freehold

Length of Lease - 999 Years from 12/04/2002 - 976 years remaining approximately

Service Charge – £1391.36 pa - includes buildings insurance

Ground Rent – N/A

Council Tax Band – A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





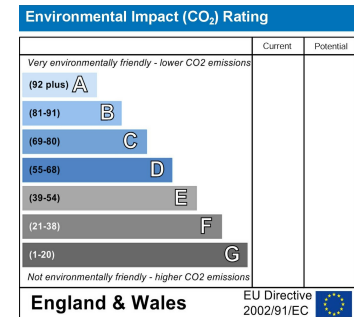
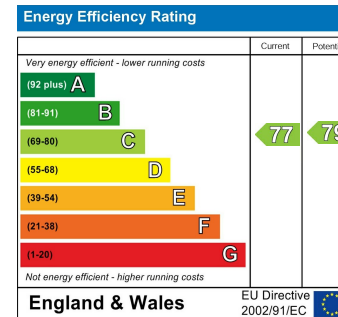
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Second Floor

Heron House, Albert Road, Southsea, PO5 2SW

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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