



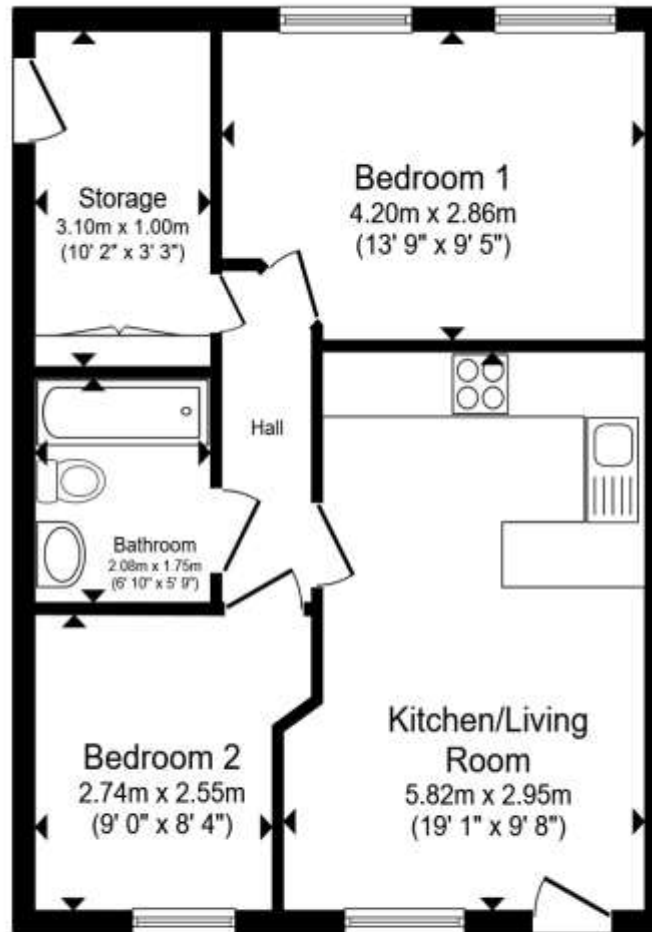
**Cydney Terrace Sandringham Road, Portsmouth PO1 5FD**

**welcome to**

**Cydney Terrace Sandringham Road, Portsmouth**

Situated in the heart of Fratton, this well-presented two-bedroom ground floor flat offers spacious and convenient living, making it an ideal purchase for first-time buyers, investors, or those looking to downsize.





### Living Space

19' 1" x 9' 8" ( 5.82m x 2.95m )

### Entrance Hall

### Bedroom One

13' 9" x 9' 5" ( 4.19m x 2.87m )

### Bedroom Two

9' x 8' 4" ( 2.74m x 2.54m )

### Bathroom

Total floor area 49.1 m<sup>2</sup> (529 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



welcome to

## Cydney Terrace Sandringham Road, Portsmouth

- Allocated Parking
- Two bedrooms
- Open planned living space
- Ground floor
- Perfect First Time Purchase

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 124 years from 08 Aug 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the  
postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR111859](https://fox-and-sons.co.uk/Property/POR111859)



Property Ref:  
POR111859 - 0003

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