

bushnell porter



Hartford House, Blount Road

Portsmouth PO1 2TN



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Caretaker
- Owners entrance hall
- Southerly and westerly aspect lounge/dining room
- Westerly facing balcony from lounge
- White high gloss southerly aspect kitchen
- Two bedrooms
- Separate wc, shower room
- Gas central heating and double glazing
- Allocated garage, visitors parking
- No forward chain

Independent Estate Agents

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A two bedroom purpose built third floor southerly and westerly aspect apartment situated in a requested location of Pembroke Park and being sold with no forward chain.

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors, caretaker, third floor landing, doors to all flats.

OWNERS ENTRANCE HALL via wood grain effect door, doors to all rooms with chrome furniture, chrome light fittings, coved and plain plastered ceiling, security entrance phone, airing cupboard with lagged cylinder and storage shelves, further built-in double cloaks cupboard with storage shelves and hanging rail space.

LOUNGE/DINING ROOM 18ft (5.50m) x 14ft (4.28m) plus dining area recess 11ft 2 (3.41m) x 5ft 6 (1.69m) reducing to 4ft 3 (1.31m) dual southerly and westerly aspect room, to the southerly aspect double glazed tilt and turn window, to the westerly aspect double glazed bay with double glazed tilt and turn windows with adjacent double glazed door leading out onto balcony, two single panelled radiators, television point, telephone point, coved ceiling, frosted double glazed door leading out onto westerly balcony. **BALCONY** approximately 6ft 10 (2.10m) x 4ft 5 (1.35m) roof top views with westerly aspect towards Portsmouth Museum, Spinnaker Tower and Old Portsmouth Cathedral in the distance, ceramic floor tiles.

KITCHEN 11ft 9 (3.59m) x 9ft (2.73m) southerly front aspect room via double glazed tilt and turn window with views over Blount Road, kitchen comprising white high gloss units with brushed steel effect furniture, granite effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, integrated dishwasher, space for washing machine, wine rack, built-in electric brushed steel effect oven and grill, adjacent four ring gas hob with brushed steel and glass cooker hood over, integrated fridge/freezer, tiled flooring, coved and plain plastered ceiling.

BEDROOM 1 14ft (4.26m) x 11ft 8 (3.57m) westerly facing room via double glazed tilt and turn window with views towards roof tops, Museum, Spinnaker Tower and Old Portsmouth Cathedral in the distance, built-in window shutters, single panelled radiator, coved ceiling.

BEDROOM 2 14ft 3 (4.35m) x 10ft (3.05m) westerly facing room overlooking roof tops and views towards Old Portsmouth Cathedral, built-in window shutters, single panelled radiator, coved ceiling.

SEPARATE WC white two piece suite comprising close coupled contemporary wc, white rectangular wall mounted wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, tiling to all walls from floor to ceiling, ceramic floor tiles, plain plastered ceiling, extractor.

SHOWER ROOM 5ft 4 (1.64m) x 4ft 10 (1.48m) white two piece suite comprising walk-in shower cubicle with tiled walls and glazed screen, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, tiling to all walls, chrome towel rail/radiator, ceramic floor tiles, plain plastered ceiling, extractor.

OUTSIDE there is an allocated single garage via metal up and over door plus visitor parking.

NB: AGENTS NOTES an internal inspection is recommended to appreciate size, layout and orientation of this third floor purpose built apartment situated in the popular area of Pembroke Park.

COUNCIL TAX – Portsmouth City Council – Band D - £2,075.45 (2024/2025)

LEASEHOLD (With Share in The Management Company) - Lease length – Approx. 989 Years remaining

Maintenance charges – £1,250.00 25/12/24 to 24/04/25 Plus Garage Charge £18.00

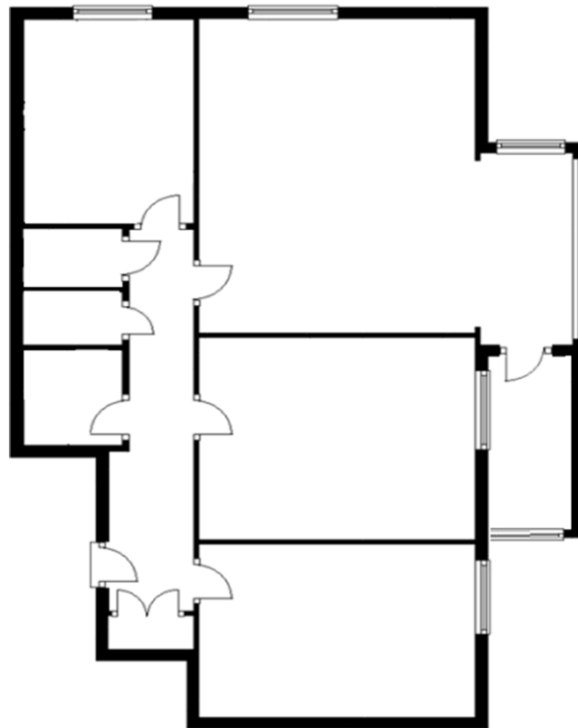
Ground Rent – Peppercorn

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Floor Plan For Guidance Only and Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

