

# bushnell porter



## Landport Terrace Portsmouth PO1 2RG



- Security entrance phone system
- Communal entrance hall
- Owners entrance hall
- Front aspect lounge with bay window
- Front aspect master bedroom with bay window
- Four piece bathroom
- Kitchen/breakfast room
- Second bedroom with walk-in wardrobe
- Gas central heating
- Allocated parking

### Independent Estate Agents

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Other Offices in Hampshire



**A two bedroom split level first floor apartment with allocated parking space situated opposite Ravelin Park being sold with no forward chain.**

**COMMUNAL ENTRANCE HALL** via security entrance phone system, stairs rising to all floors with banister and turned spindles, door to rear of property to parking area, Georgian style panelled wood grain effect front door with brass furniture leading to:-

**OWNERS ENTRANCE HALL** electrical fuse trip switches, panel radiator, security entrance phone, central heating room thermostat, Georgian style wood grain effect panelled doors with brass effect furniture to all room , split level with stairs down to lower hall with storage shelves.

**LOUNGE** 17'8 x 11'4 plus door recess plus deep bay window with views towards Ravelin Park, Victorian style front aspect sash windows, two panel radiator, period style picture rail, central period style wooden fire surround with cast iron back with decorative tiled inserts, door to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** Breakfast area: 11'7 x 10'6 plus storage recess, panel radiator. Kitchen area: 9'10 x 8'3 white high gloss units with brushed steel furniture, single bowl single drainer sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, built-in electric oven with four ring gas hob and brushed steel cooker hood over, space for free standing fridge/freezer, extractor fan, wall mounted boiler, dual side and rear aspect room via period style sash windows, wood grain flooring.

**BEDROOM 1** 14'11 x 11'2 plus front aspect bay window with views towards Ravelin Park via Victorian style sash windows, Victorian style panelled surround, panel radiator.

**REAR LOWER LEVEL**

**BATHROOM** 9' x 7'2 white four piece suite comprising of a panel enclosed bath with chrome mixer tap over and mosaic tiled splashback, circular wash hand basin with chrome mixer tap over, separate shower cubicle with splashback walls via glazed doors with chrome shower mixer, close coupled w.c. extractor fan, frosted rear aspect casement windows, ceiling with inset spotlights, slate effect flooring.

**BEDROOM 2** 14'7 max. x 9'10 incorporating step down from lower landing, banister and turned spindles, plus adjacent storage shelf, plus deep rear aspect recess approximately 6'10 x 5', rear aspect casement windows, panelled radiator, Georgian style panelled wood grain effect door with brass effect furniture to walk-in wardrobe 11' x 3'10 fitted with storage shelves and hanging rail space, frosted rear aspect casement window.

**OUTSIDE** to the rear of the property there is an allocated parking area to the block. We are advised flat D has an allocated parking space.

**COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)**

**LEASEHOLD with share of freehold**

**Lease length – 150 Years from 1997**

**Maintenance charges – 1<sup>st</sup> January 2025 to 31<sup>st</sup> December 2025 - £1,950.00**

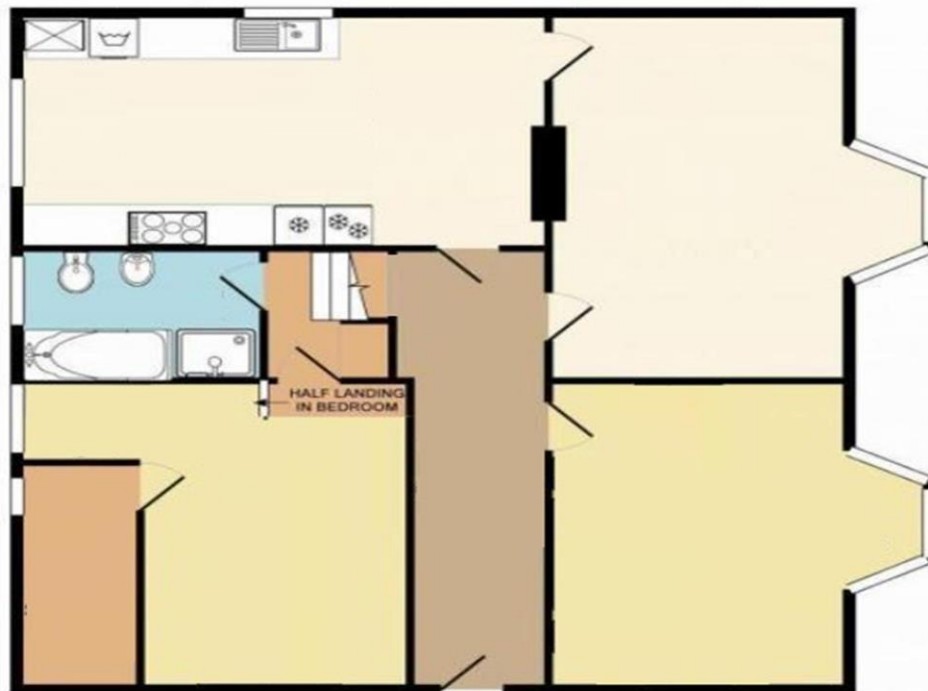
**Ground rent – 1/6 share in “Suncourt Freehold Limited”**

**BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

