

41 OYSTER STREET

OLD PORTSMOUTH | HAMPSHIRE | PO1 2HZ



£375,000

Leasehold - Share of Freehold

- Outstanding Refurbished Top Floor Apartment
- Overlooking Portsmouth Cathedral & Green
- Luxury Fitted Kitchen with Range of Appliances
- Newly Fitted Fully Tiled Shower Room
- Views Towards Spinnaker Tower from Rear
- Newly Fitted Hive Controlled Gas Heating System
- Gated Access to Garage with Remote Garage Door
- New Home Condition Throughout : Viewing Recommended



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In Brief

We have pleasure in marketing for sale this **SUPERB** two bedroom apartment overlooking Cathedral grounds in the heart of the **CONSERVATION** city of Old Portsmouth just a stroll from Spice Island, The Camber Dock, Hot Walls art studios and Gunwharf Quays. Situated on the second floor, the current owners have completely **RENOVATED** the apartment to show home condition and with the rare benefit of a **GARAGE** accessed via security gated parking.

Internally the accommodation comprises; entrance hall, **SPACIOUS** living room with two windows overlooking the Cathedral, two **DOUBLE** bedrooms, newly fitted bathroom with floor and wall tiling, non-slip shower tray and feature wash basin with cabinet and drawers under. The new 15ft kitchen/dining room has been fitted with quality floor and wall cabinets together with a range of integrated appliances including oven, gas hob, Bosch washer/dryer, dishwasher and fridge/freezer along with concealed lighting with colour temperature, feature glass splashback and Amtico flooring. There is also a small **BALCONY** off the kitchen with views towards the Spinnaker Tower.

Externally, secure gates lead to a single garage with remote door and separate storage cupboard. The newly fitted gas heating system (Vaillant combi boiler and radiators) has a 'Hive' module allowing it to be activated remotely. With no forward chain, internal viewing is strongly recommended.

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KEY FACTS

TENURE: Leasehold - Share of Freehold

TERM: 999 years from 23/03/1968

GROUND RENT: N/a

SERVICE CHARGE: £720 pa

EPC RATING: 'TBC'

COUNCIL TAX BAND: 'C'



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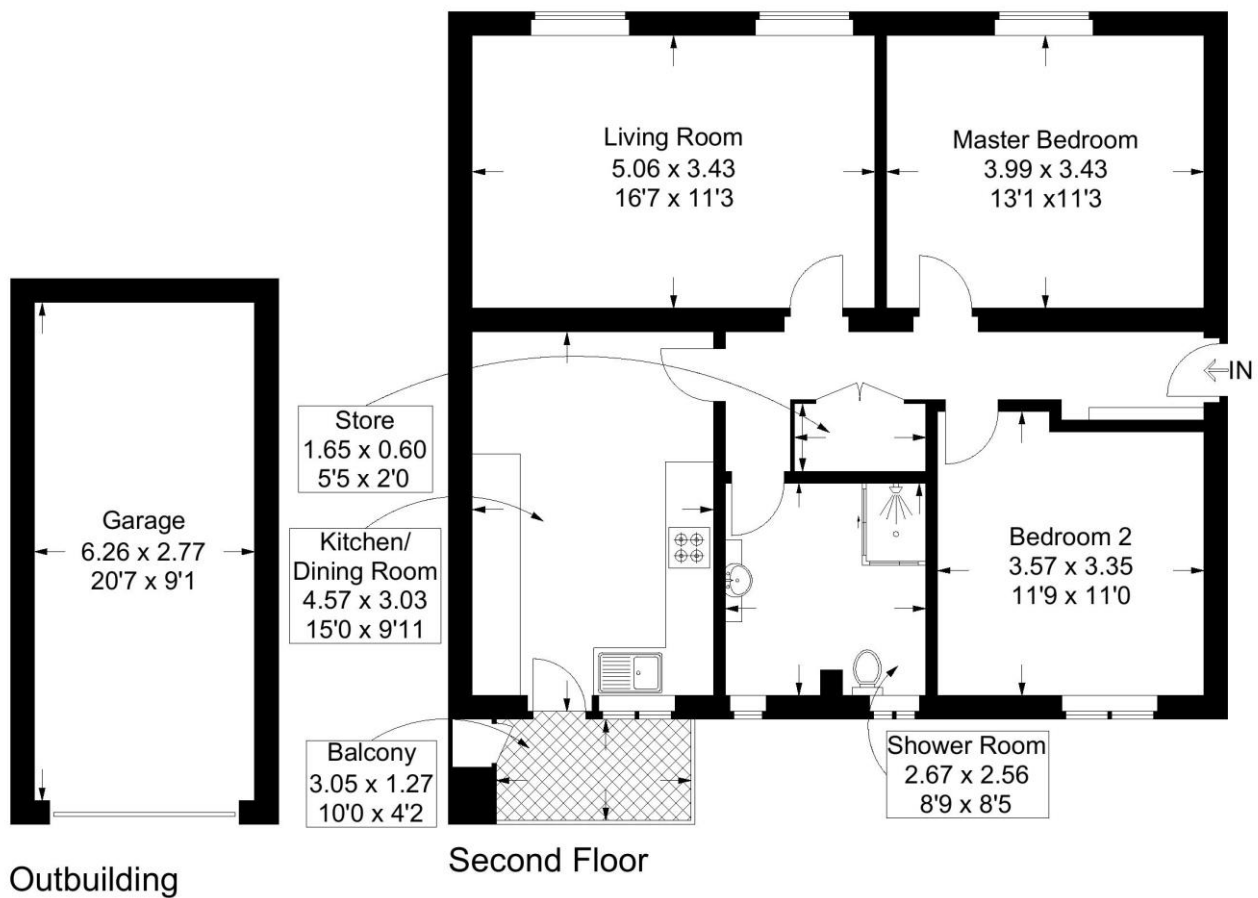


Oyster Street, Old Portsmouth

Approximate Gross Internal Area = 76.7 sq m / 826 sq ft

Outbuilding = 17.7 sq m / 190 sq ft

Total = 94.4 sq m / 1016 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

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The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

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139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marnion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

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