

# HIGH STREET

OLD PORTSMOUTH | PO1 2HN



£250,000  
Leasehold

We have pleasure in marketing for sale this DELIGHTFUL one bedroom apartment situated on the third floor of this modern apartment block in a prominent corner location within the highly requested CONSERVATION city of Old Portsmouth. The waterfront, Hotwalls, Spice Island and The Camber Dock will all be found just around the corner making this the PERFECT weekend retreat, first home or retirement proposition. With gas central heating and double glazing, the BEAUTIFULLY presented, contemporary interior comprises; entrance hall, living room, lovely fitted kitchen/breakfast room with integrated appliances, bedroom and FABULOUS bathroom with free standing oval bath. With no forward chain and a long 141 year lease, your early viewing is strongly recommended.

- One Bedroom Third Floor Apartment
- Impressive Fitted Kitchen/Breakfast Room
- Lovely Location in Requested Conservation Area
- Luxurious Bathroom with Free Standing Oval Bath
- Short Walk to the Waterfront and Spice Island
- Gas Central Heating and Double Glazing
- Beautifully Presented Modern Interior
- 141 Year Lease: No Forward Chain : Must be Seen

## KEY FACTS

TENURE: Leasehold

TERM: 141 Years

GROUND RENT: £250 pa

SERVICE CHARGE: Approx £2,000 pa inc Building insurance

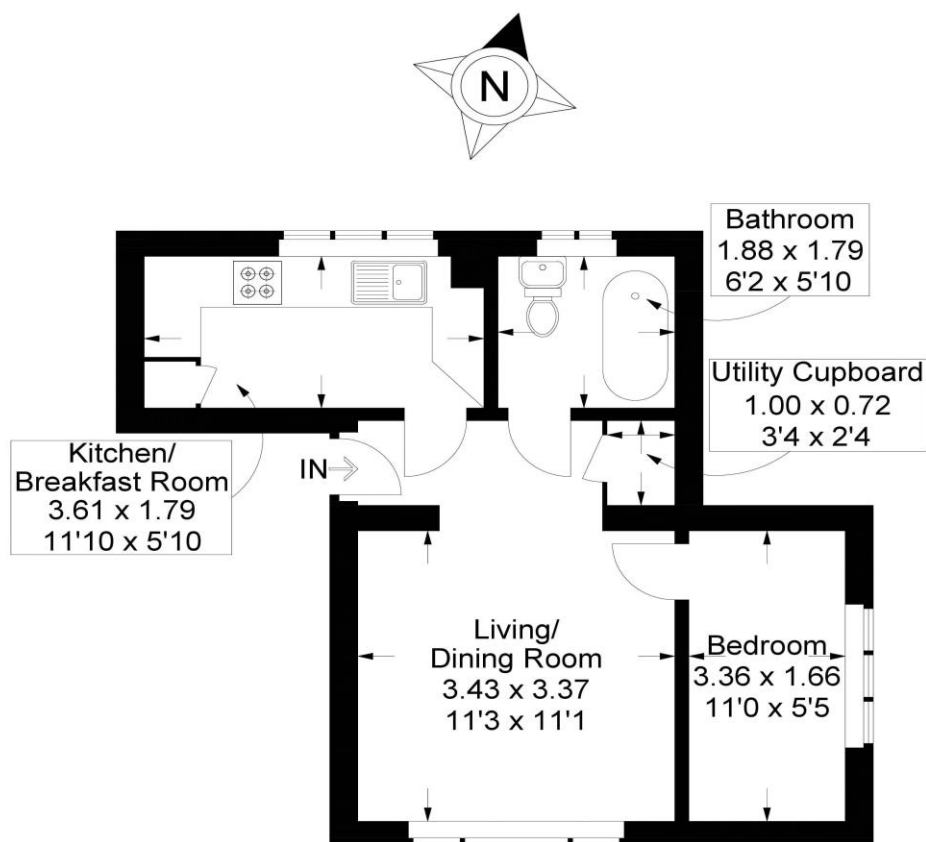
EPC RATING: 'D'

COUNCIL TAX BAND: 'A'



## The Reldas, High Street, Old Portsmouth

Approximate Gross Internal Area = 32.9 sq m / 354 sq ft



### Third Floor

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

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
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 Marmion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)



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