

LINGFIELD COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TB



£399,950

Leasehold - Share of Freehold

- Impressive 9th Floor Apartment with Spectacular Sea Views
- Located within the Highly Requested Pembroke Park
- Kitchen with Integrated Appliances
- Spacious Sitting Room with Private Balcony
- Two Double Bedrooms : Modern Bathroom
- Garage : Separate WC
- Double Glazing : Gas Central Heating
- Viewing Advised!





In Brief

We are delighted to offer for sale this beautifully presented two bedroom ninth floor apartment.

The property is conveniently located within the highly regarded gated development of Pembroke Park and is within walking distance of Southsea Seafront, Portsmouth Harbour Train Station, and Gunwharf Quays Retail Shopping Outlet, where you will find a variety of Shops and Restaurants on your doorstep.

The internal accommodation comprises of a spacious Sitting Room with access to a private Balcony, Modern Kitchen with Integrated Appliances, Two Spacious Double Bedrooms, Bathroom Suite, and a separate WC.

The property further benefits from extensive sea views and a Garage.

Discerning purchasers are strongly encouraged to put forward the earliest of enquiries to avoid disappointment.

£399,950

KEY FACTS

TENURE: Leasehold - Share of the Freehold
TERM: 984 years remaining
GROUND RENT: None
SERVICE CHARGE: approx £4,000.00 per annum
EPC RATING: 'D'
COUNCIL TAX BAND: 'E'



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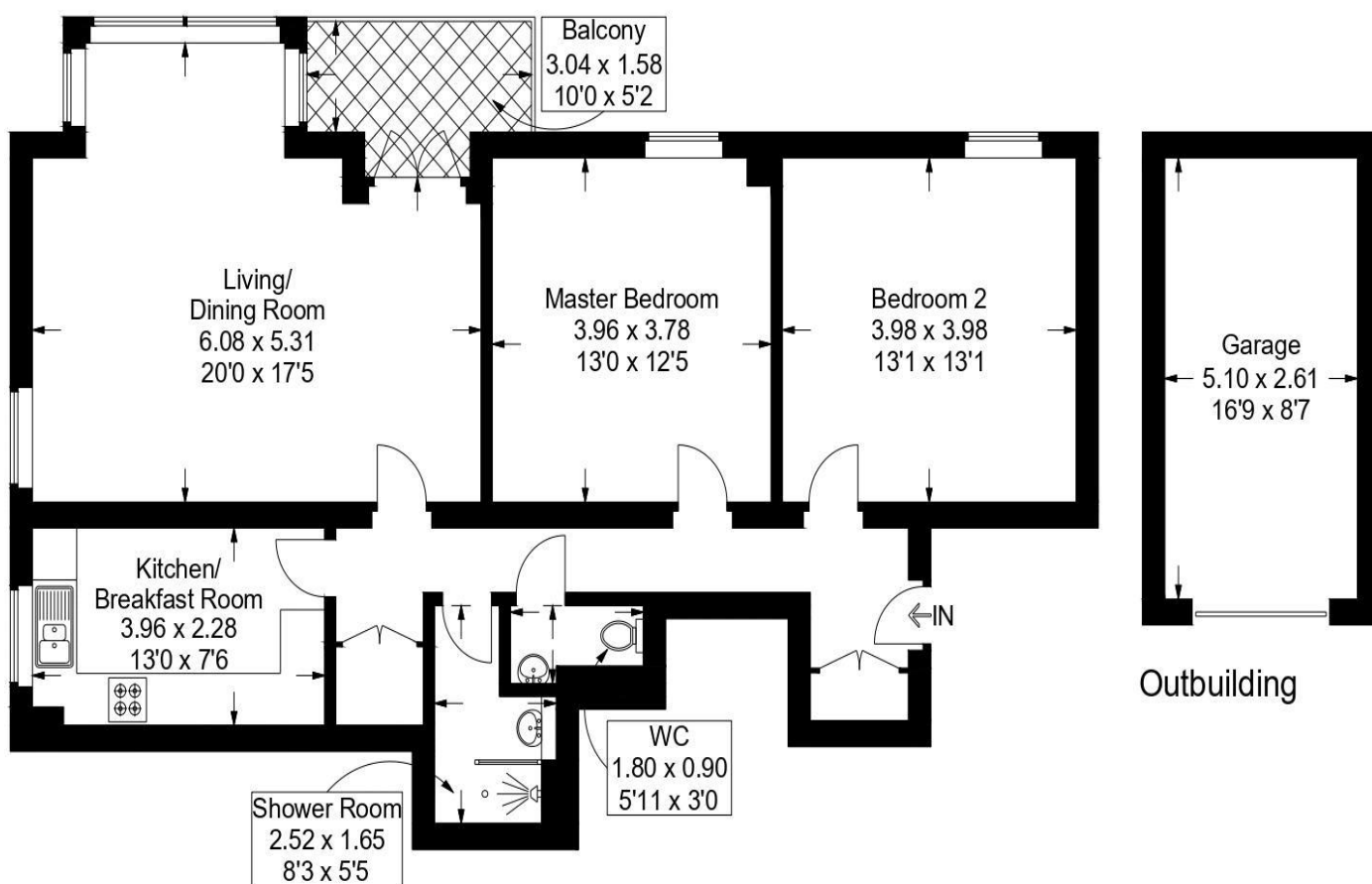


Lingfield Court, Blount Road, Old Portsmouth

Approximate Gross Internal Area = 87.6 sq m / 943 sq ft

Outbuilding = 13.6 sq m / 146 sq ft

Total = 101.2 sq m / 1089 sq ft



Ninth 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.

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7/9 Stanley Street,
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Old Portsmouth & Gunwharf Quays
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Drayton & Out of Town
Sales & Lettings
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