

# MARTELLS COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2PF



£247,500  
Leasehold

- One Bedroom Ground Floor Apartment
- Requested Old Portsmouth Location
- Allocated Parking Space
- Spacious Living Room & Fitted Kitchen
- Recently Re-Fitted Bathroom
- Enclosed Private Front Garden
- Offered with No Forward Chain
- Viewing Advised!







## In Brief

We are delighted to offer for sale this spacious one bedroom ground floor apartment, which is being offered with no forward chain, a private garden and an allocated parking space.

Located in Armory Lane, Old Portsmouth, this home is just a short walk from Guwharf Quays with excellent transport links to London.

Internally the accommodation comprises, one double bedroom, spacious bathroom, living room and a fitted kitchen.

The property further benefits from gas central heating and double glazing.

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

**£247,500**

## KEY FACTS

**Tenure:** Leasehold

**Lease Term:** 960 years remaining.

**Ground Rent:** £100.00 per annum

**Service Charge:** £3,000.00 per annum

**EPC Rating:** 'TBC'

**Council Tax Band:** 'B'





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## Armory Lane, Old Portsmouth

Approximate Gross Internal Area  
54.0 sq m / 581 sq ft

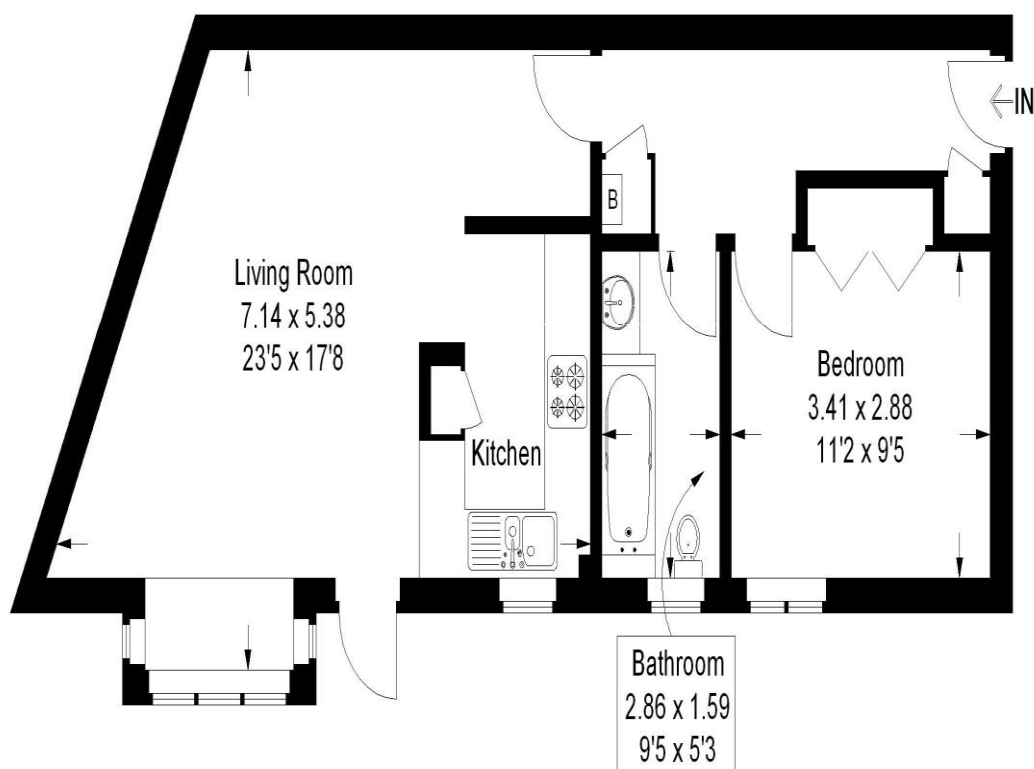


Illustration for identification purposes only, measurements are approximate,  
not to scale. (ID224424)

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,  
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Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marmion Road,  
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