

LINGFIELD COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TB



OFFERS IN EXCESS OF £350,000 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.

Offers in Excess of £350,000

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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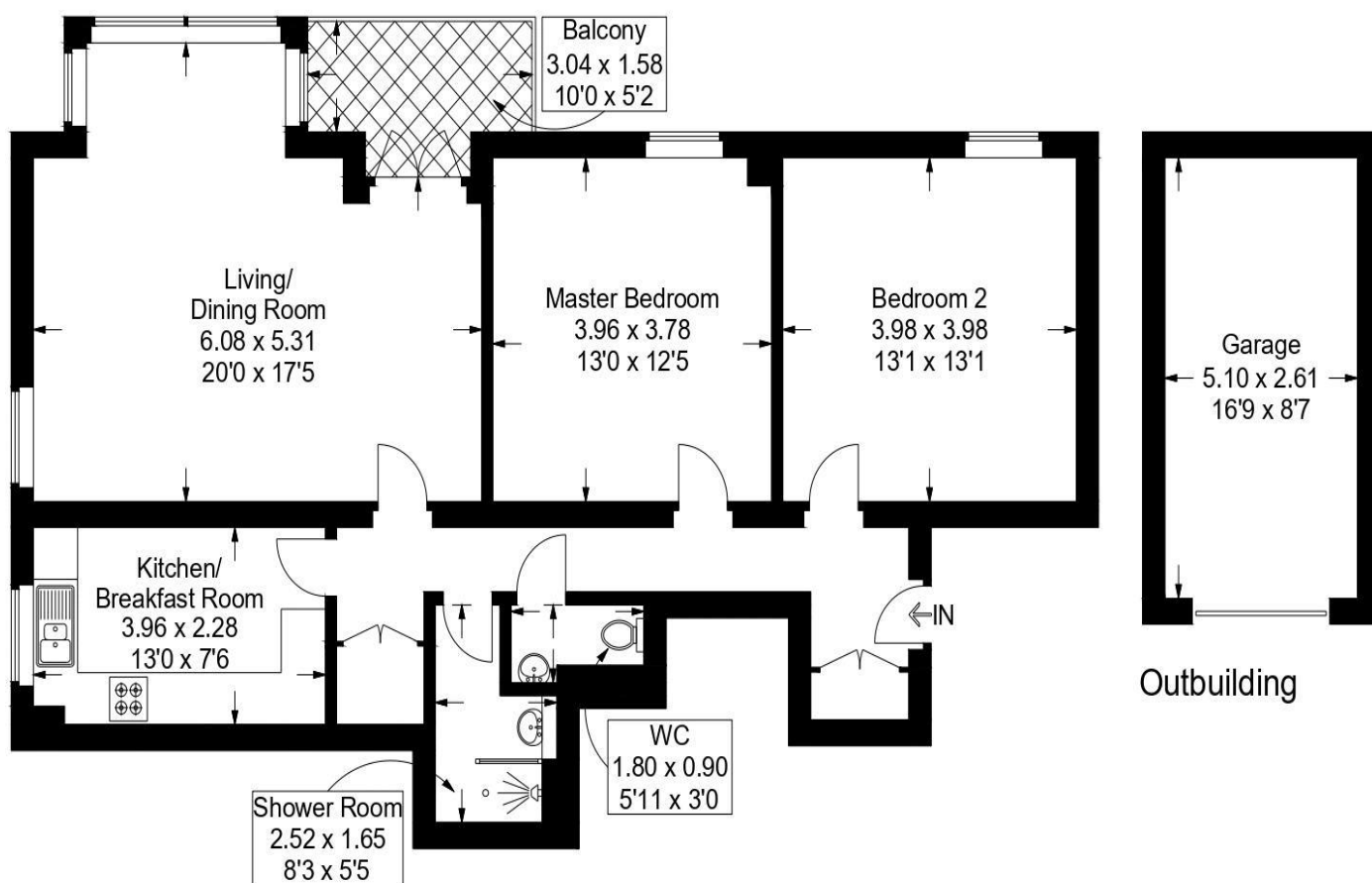


Lingfield Court, Blount Road, Old Portsmouth

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.

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