

FONTENOY HOUSE

GRAND PARADE | OLD PORTSMOUTH | PO1 2NF



OFFERS IN THE REGION OF £330,000 Leasehold

- Outstanding Ground Floor Apartment
- Prestigious Location in the Heart of Old Portsmouth
- Conservation Area Close to Spice Island & Hot Walls
- Fitted Kitchen, Integrated Appliances & Utility
- Open Plan Style Living Room with Oak Flooring
- Gas Central Heating and Double Glazing
- Communal Garden: Excellent Opportunity





In Brief

We have pleasure in marketing for sale this stunning **GROUND FLOOR** apartment situated on the corner of a cobbled street on Grand Parade in the heart of Old Portsmouth's **CONSERVATION** area. The property is perfectly located just a stroll from the waterfront, Spice Island, the Hot Walls, Portsmouth Cathedral, Camber Dock and the impressive marina and leisure complex of Gunwharf Quays.

BEAUTIFULLY presented throughout you will be welcomed by a spacious reception hall and open style living room both with Oak effect flooring, superb fitted kitchen with **QUALITY** appliances, separate utility room, two **DOUBLE** bedrooms and a lovely modern shower room including a large walk-in cubicle and rain shower head.

With modifications including double glazing, replacement gas boiler and radiators plus **SECURITY** system we would strongly recommend interested buyers looking to downsize, retire to or just searching for a weekend home by the sea, arrange a viewing appointment at your earliest opportunity to avoid disappointment.

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KEY FACTS

TENURE: Leasehold

SERVICE CHARGE: tbc

GROUND RENT: tbc

COUNCIL TAX BAND: D

EPC RATING: C



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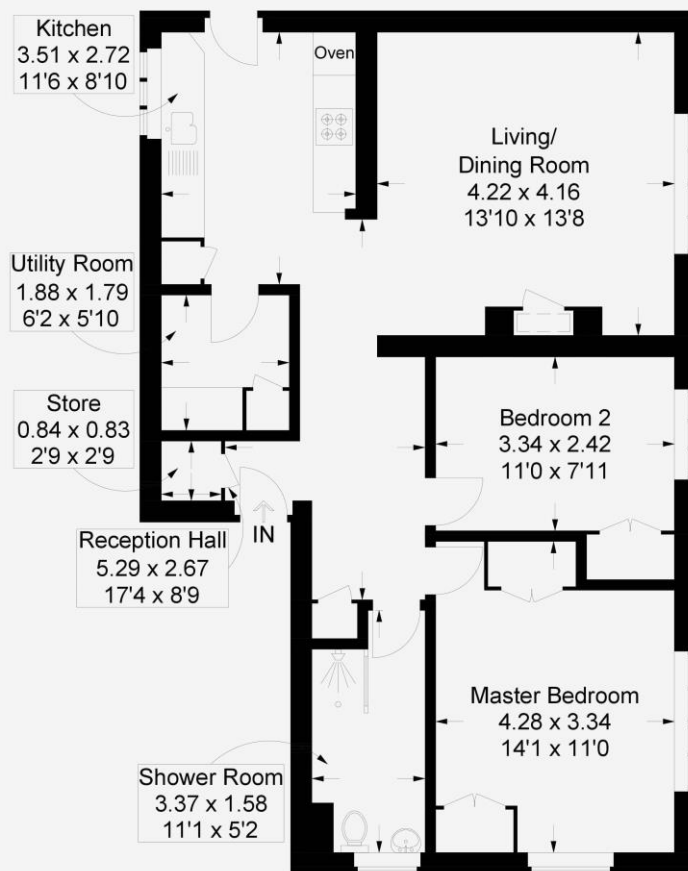
Fontenoy House, Grand Parade, Old Portsmouth

Approximate Gross Internal Area = 71.8 sq m / 773 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.2 sq m / 2 sq ft

Total = 72 sq m / 775 sq ft



Ground Floor

 = Reduced headroom below 1.5m / 5'0

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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