



ESTATE AGENTS  
**LAWSON  
ROSE**



# FOR SALE

## £270,000

Flat 15 Hartford House Blount Road,  
Portsmouth, PO1 2TN.

Tenure: Share of Freehold

ESTATE  AGENTS

# LAWSON ROSE

## PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this, two-bedroom apartment, located in the requested, gated community of Pembroke Park, Old Portsmouth. Offering a multitude of benefits, this well-proportioned apartment is accessible via a lift and provides two good sized double bedrooms alongside a fitted kitchen and bathroom plus a great sized open living area, complete with access to a private balcony with views towards the historic Portsmouth Museum. Additionally, there is an allocated off road parking space and landscaped communal gardens to enjoy. With the property also being offered with no forward chain and benefiting from a share of freehold, we must anticipate a strong level of interest given all that's on offer. For further information or to enquire on viewing arrangements, please contact our sales team on 02392 367779.

### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Parking : Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band C
- Share Of The Freehold
- Term: 999 years from and including 1 January 2015
- Management Company: Hartford House Limited  
Service Charge: Charge for 2024 is £2480
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.
- Each flat will be charged approx. £3500.00 towards the roof repair. (ongoing)

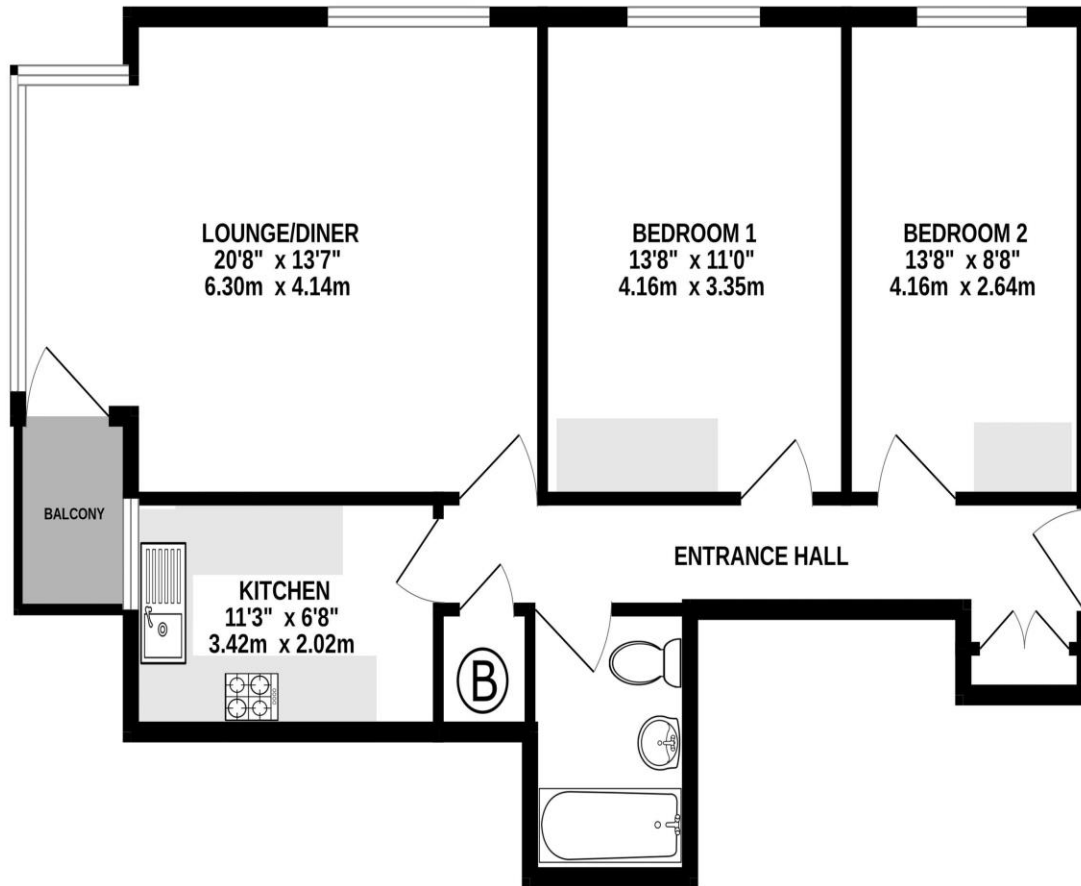








# FLAT 15



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



02392 367 779 - [contactus@lawsonrose.com](mailto:contactus@lawsonrose.com)

131 Winter Road, Southsea, PO4 8DS

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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