



# FOR SALE

£250,000

11 Hartford House Blount Road,  
Portsmouth, PO1 2TN.

Tenure: Share of Freehold

ESTATE AGENTS

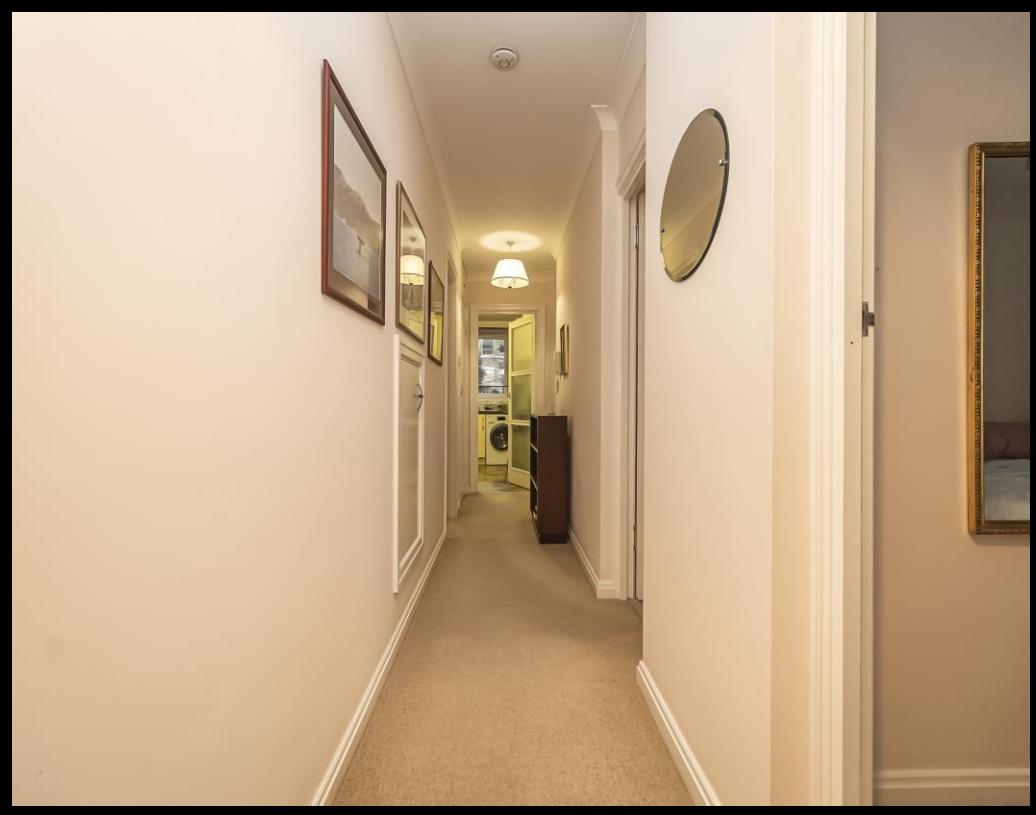
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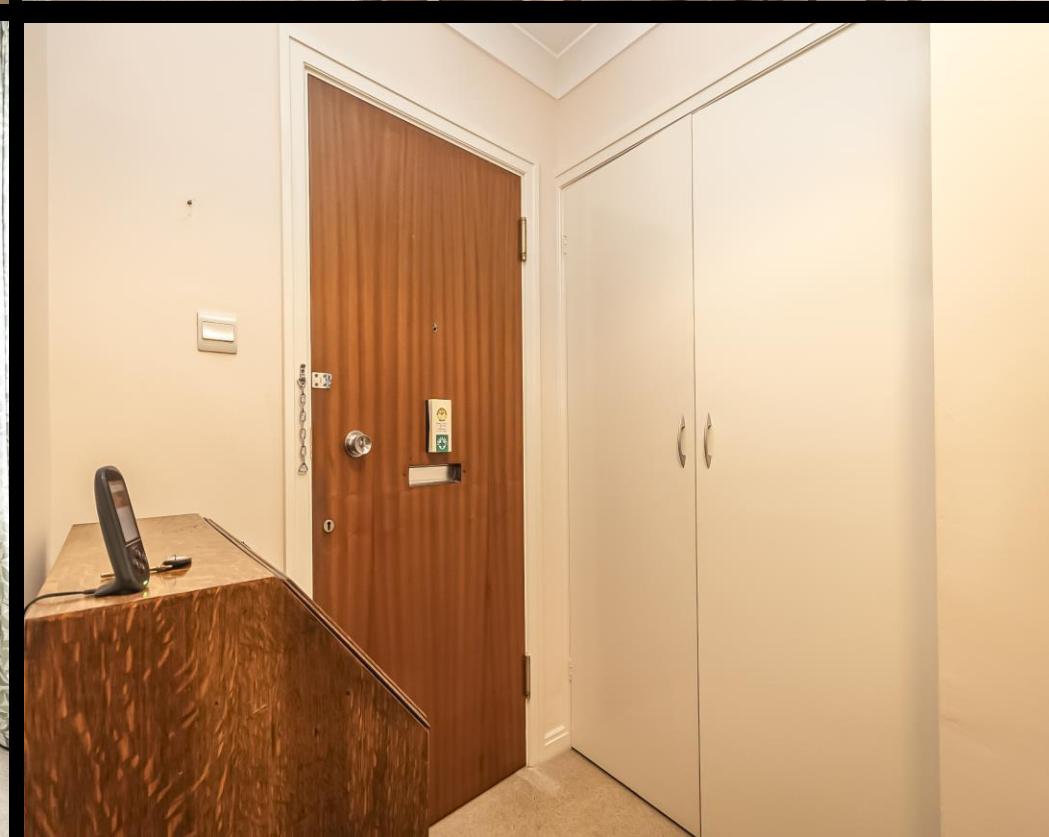
## PROPERTY DESCRIPTION

Lawson Rose are delighted to bring to the market this well presented, 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 with a fitted kitchen and shower room plus a great sized open living area, complete with access to a private balcony with great views. 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.

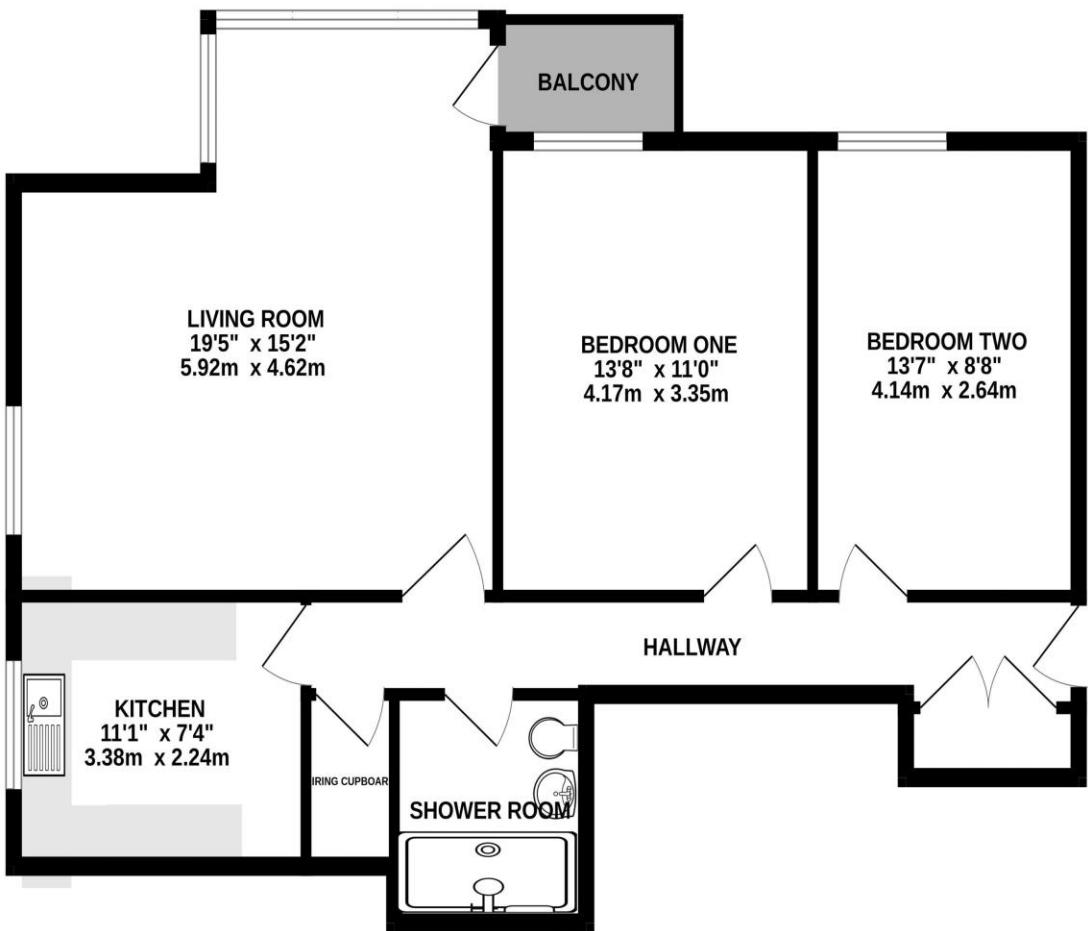
### Material Information:

- 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, 02 and Vodafone all have voice and data availability in this area.
- Parking: Allocated Off Road Parking
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 999 years from 1 January 2015 - 989 years
- Management Company:
- Service Charge: TBC
- Ground Rent: N/A
- Management Company: Hartford House Limited





## 11 HARTFORD HOUSE



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