



PRICE - £239,995

**44 Pennant House Cross Street,
Portsmouth, PO1 3FT.**



- **Well Presented Two Bedroom Rear Facing 1st Floor Apartment**
- **Allocated Parking Space in Private Car Park**
- **Bathroom & Master En-suite Shower Room**
- **Open Plan Lounge/Diner/Kitchen**
- **Balcony**
- **Close Proximity To Gun Wharf & The Hard**

This well presented two bedroom first floor apartment is ideally situated in this popular development located off Cross Street set close to The Hard & Gun Wharf Quays. The fresh and modern interior comprises of;- Spacious entrance hallway, a bathroom, open plan lounge/dining/kitchen area with access to a balcony, two double bedrooms, the master boasts fitted wardrobes and an en-suite shower room. The property has a healthy lease, secure door entry system, lift access and allocated parking is available in the private car park. Viewings by appointment only.

Entrance Hall

Smooth skimmed ceiling. Radiator. Access to airing cupboard. Doors to all rooms.

Bathroom

Smooth skimmed ceiling. Recessed lighting. Extractor fan. Panel enclosed bath with tiled surround and shower attachment. Low level w/c and concealed cistern. Wall hung wash hand basin with mixer tap over. Radiator.

Lounge/Diner

Double glazed window and door opening onto balcony. Double-glazed window to rear aspect. Smooth skimmed ceiling. Two radiators. Open plan with kitchen. Air circulating system in place.

Kitchen

Smooth skimmed ceiling. Extractor fan. Recessed lighting. A range of matching wall and base units with work surfaces over. Built-in electric four ring hob with extractor hood over and electric oven below. Built-in fridge/freezer. Integrated washing machine and space for dishwasher.

Bedroom Two

Double glazed window to rear aspect. Smooth skimmed ceiling. Air circulating system in place. Radiator.

Bedroom One

Double glazed window to rear aspect. Smooth skimmed ceiling. Air circulating system in place. Radiator. Fitted mirrored glass sliding door wardrobes.

En-Suite

Smooth skimmed ceiling. Recessed lighting. Extractor fan. Wash hand basin with mixer tap over and tiled splashback. Low level w/c. Shower tray with glass sliding door. Radiator.

Outside

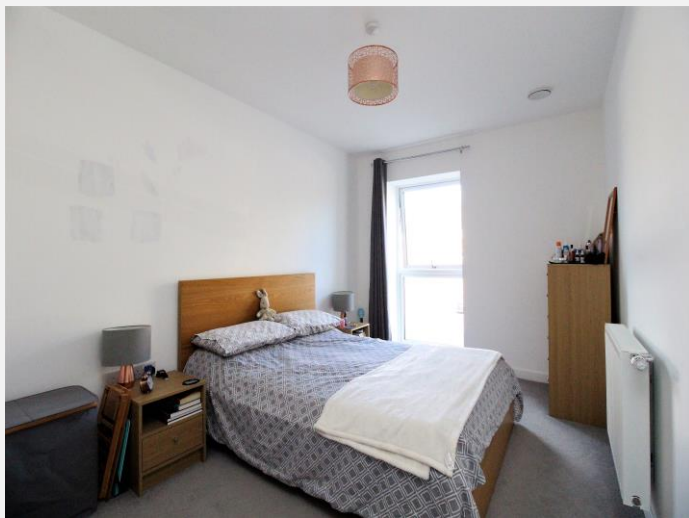
Allocated parking space in private car park.

Services

Water, electricity and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

Council Tax

Portsmouth City Council - C (£1,540.37 2020/21).



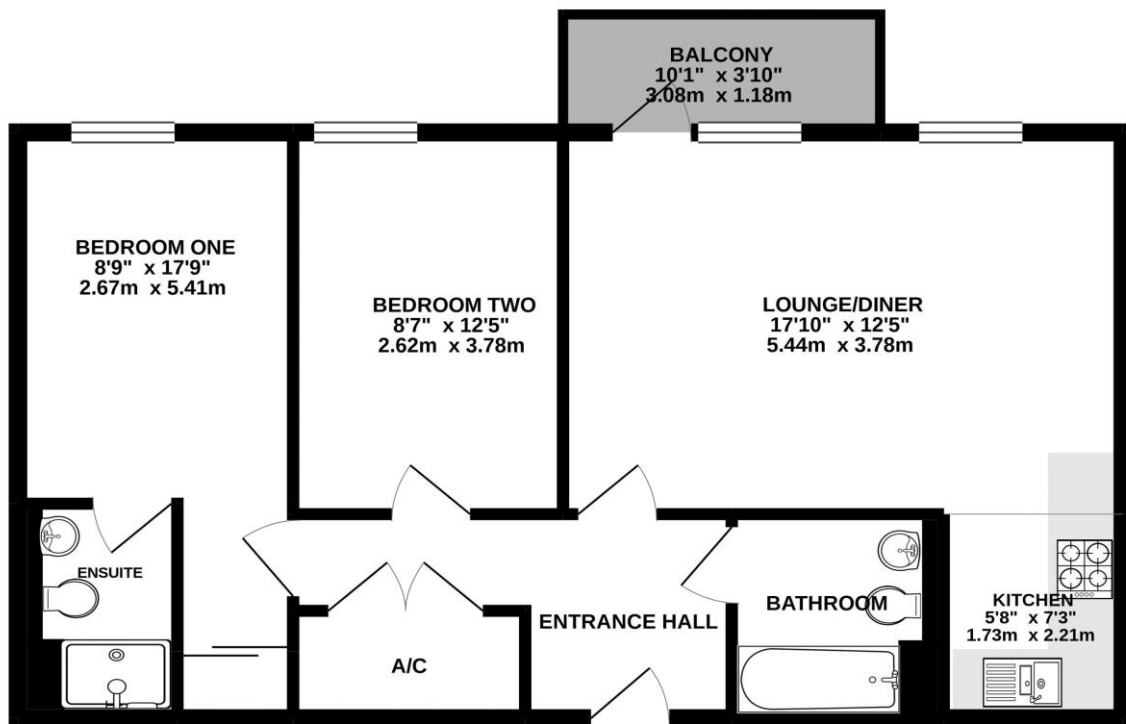
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A	93	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

1ST FLOOR
666 sq.ft. (61.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.8 sq.m.) approx.
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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