



Flat 14 Castle Court, 76 Castle Road, Southsea, PO5 3AZ

Exceptional value for money and a great location just off The Seafront. Within a sought-after and trendy Conservation Area, this purpose-built TWO BEDROOM TOP (3rd) FLOOR APARTMENT benefits from ALLOCATED CAR SPACE. Keenly priced to allow for modest up-dating, it is considered an ideal opportunity for owner-occupation (first time buyers in particular) or investment (having a projected return of around £1,000 p.c.m.). Castle Road runs from Elm Grove to the junction of Western Parade with Southsea Terrace, a little over a quarter of a mile only from Palmerston Road Shopping Centre and a similar distance from The Common and Seafront. This very convenient address places a wide range of public amenities within comfortable reach, including shops and eateries, leisure facilities, schools, main-line stations, and the many attractions of historic Old Portsmouth.



Occupying a corner position, "Castle Court" is a three/four-storey (no lift) neo-Georgian building, circa 1990, comprising fourteen apartments. Let until recently, Flat 14 itself retains its original specification in the main, presenting now in fair condition, but rewarding an element of refurbishment. Offered now with the additional advantage of NO ONWARD CHAIN, full particulars of this opportunity are given as follows:

RECESSED MAIN ENTRANCE

Door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

Stairs to upper floors. Door to rear to building and car park.

FLAT 14

'T'-shaped ENTRANCE HALL

Coved, textured Artex ceiling. Night storage radiator. Security intercom telephone. Built-in cupboard housing lagged hot water tank.

BATHROOM & W.C.

7'3 x 5'7 (2.21m x 1.70m)

Coloured suite comprising; panelled bath with 'Triton' independent shower mixer, pedestal handbasin, low flush

w.c. Heated towel rail. Part-tiled walls. Tiled floor. Obscure-glass roof window to rear elevation.

KITCHEN

9'10 max. x 5'7 (3.00m max. x 1.70m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink with mixer tap, electric oven, 4-ring electric hob with extractor canopy. Plumbing for washing machine, space for 'fridge. 'Velux' roof window to front elevation. Coved, textured Artex ceiling.

BEDROOM ONE

12'4 x 7'9 (3.76m x 2.36m)

Coved, textured Artex ceiling. Arched window to front elevation. Storage recess. Electric panel heater.

BEDROOM TWO

9'4 x 7'2 (2.84m x 2.18m)

Coved, textured Artex ceiling. 'Velux' roof window to rear elevation. Electric panel heater.

LIVING ROOM

14'6 x 9'0 (4.42m x 2.74m)

A dual-aspect room having windows to the front and side. Coved, textured Artex ceiling. Two night storage radiators.

OUTSIDE

ALLOCATED CAR PARKING SPACE (No. 14) at rear of building, having access via Cecil Grove.

GENERAL INFORMATION

Tenure: 125 years leasehold from 29.9.1991 (92 years remaining).

Service Charge: £850.08 per annum.

Ground Rent: £100 per annum.

Council Tax: Band 'B' - £1.614.24 per annum (2024-25).

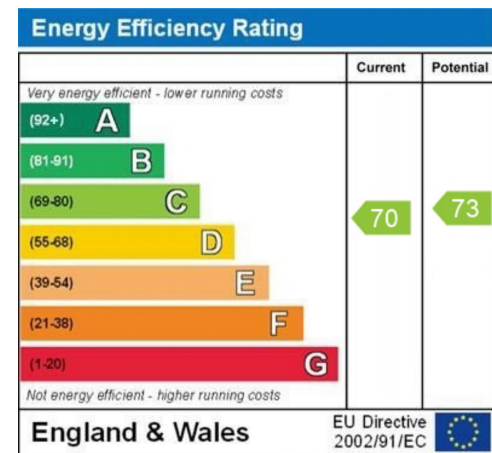
EPC 'C'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO., (17882/051340)







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