



Nesbits

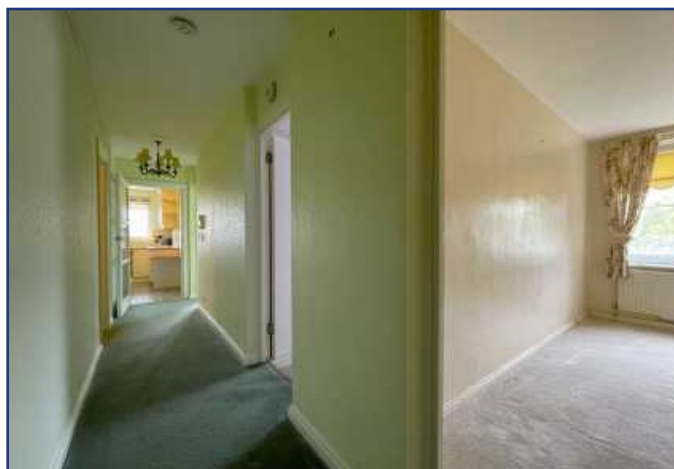
Established 1921

Flat 15 Hartford House, Blount Road, Pembroke Park, Old Portsmouth,

Price £245,000

Flat 15 Hartford House, Blount Road, Pembroke Park, Old Portsmouth, PO1 2TN

Enjoying a much sought-after location on a select private estate, this spacious TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT benefits from allocated parking, lift service, gas central heating, replacement double-glazing, secure entry, sun balcony, and pleasant outlook. It will reward an element of refurbishment, presenting now as an appealing and very keenly priced blank canvas for incoming owners. The desirable Pembroke Park Estate is bounded by Pembroke Road, Museum Road, and Kings Terrace, a tucked away, yet exceptionally convenient position which places a wide range of public amenities within a level walk of some three-quarters of a mile only, including: The Seafront, Southsea Town Centre (Palmerston Road Shopping Precinct), Gunwharf Quays leisure and retail complex, mainline stations, various good schools, and the host of attractions provided by historic Old Portsmouth.



Flat 15 itself is available now to the open market with the further asset of NO ONWARD CHAIN and full particulars of this opportunity are given as follows:

Brick-paved, ramped approach to sliding, automatic main front door, with SECURITY ENTRY SYSTEM, to:

RECEPTION LOBBY

Passenger lift and staircase to upper floors.

FLAT 15

ENTRANCE HALL

Length: 24'9 (Length: 7.54m)

Artex ceiling. Double built-in cloaks and storage cupboard with electricity meter and circuit breakers. Deep, built-in airing/linen cupboard with water tanks and slatted shelves. Security intercom telephone.

BATHROOM & W.C.

White suite comprising: low flush w.c., pedestal handbasin with mixer tap, and panelled bath with mixer tap plus 'Triton' independent shower mixer. Heated towel rail. Shaver point. Part-tiled walls. Artex ceiling.

BEDROOM ONE

13'10 x 11'0 (4.22m x 3.35m)

Artex ceiling. UPVC replacement double-glazed window. Single panel radiator. Fitted wardrobe with mirrored doors.

BEDROOM TWO

13'10 x 8'7 (4.22m x 2.62m)

Artex ceiling. UPVC replacement double-glazed window. Single panel radiator. Fitted wardrobe and storage cupboard.

KITCHEN

11'3 x 6'8 (3.43m x 2.03m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl acrylic corner sink with mixer tap, electric double oven, 4-ring electric hob with integrated extractor, dishwasher. Plumbing for washing machine, space for upright 'fridge/freezer. Tiled floor. UPVC replacement double-glazed window.

LIVING & DINING ROOM

20'6 x 13'8 (6.25m x 4.17m)

A dual-aspect room with UPVC replacement double-glazed window to the side elevation and deep square bay to the front also having UPVC replacement double-glazing and incorporating door to balcony. Oak fire surround with point for electric fire. 1 double and 1 single panel radiator.

SUN BALCONY

7'2 x 4'5 (2.18m x 1.35m)

Partially enclosed by UPVC double-glazing. Tiled floor. Cupboard housing 'Glow-worm' gas fired central heating and hot water boiler.

OUTSIDE

'Hartford House' residents, together with

family and friends, may enjoy the pleasant surroundings of the building's generous communal gardens which offer lawned areas, mature trees, fish pond, and delightful flower borders.

ALLOCATED CAR SPACE

VISITORS PARKING

GENERAL INFORMATION

Tenure: 999 years Leasehold from 1st January 2015 (990 years remaining). The building Freehold is owned by a residents management company, the committee, on behalf of all leaseholders, working closely with a Managing Agent to ensure the efficient administration of all aspects of the building.

Service Charge: £2,480 per annum (to include water supply).

Ground Rent: Nil.

COUNCIL TAX

Band 'D' - £2,180.92 per annum (2025-26).

EPC

Energy Rating 'C' (Floor Area 87 sq m approx).

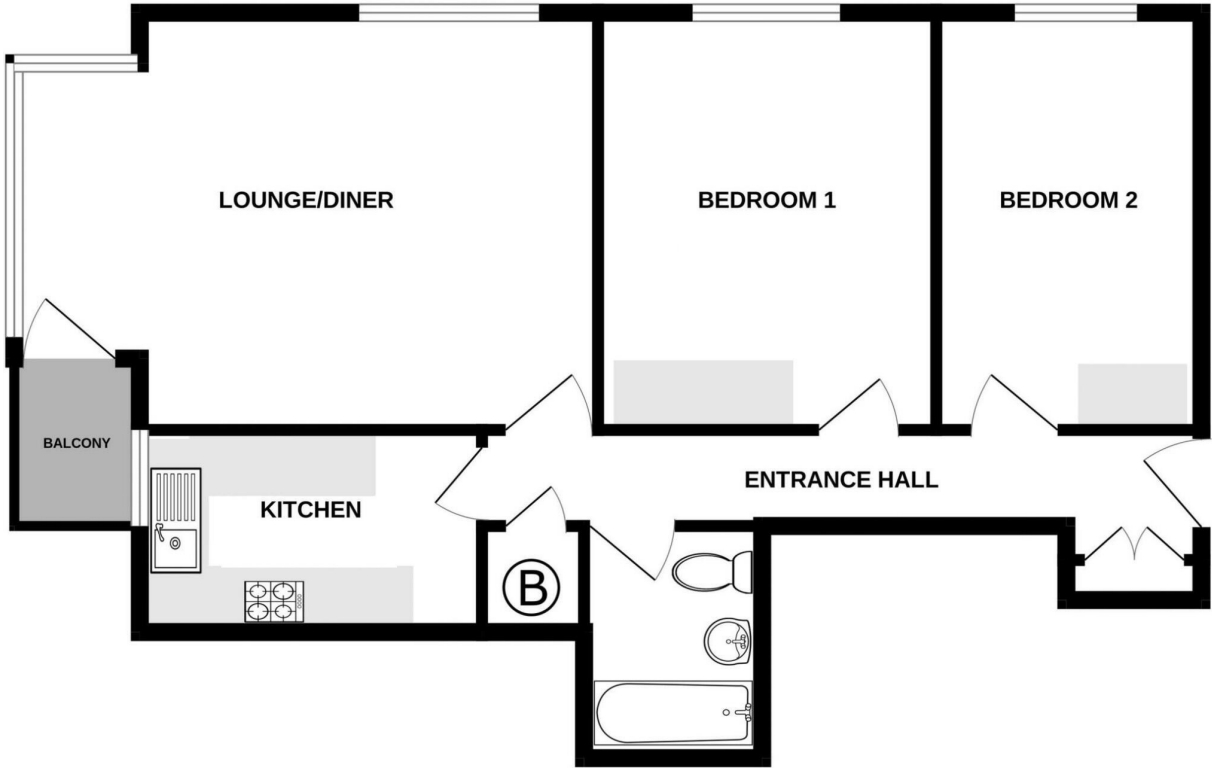
VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17912/051361)

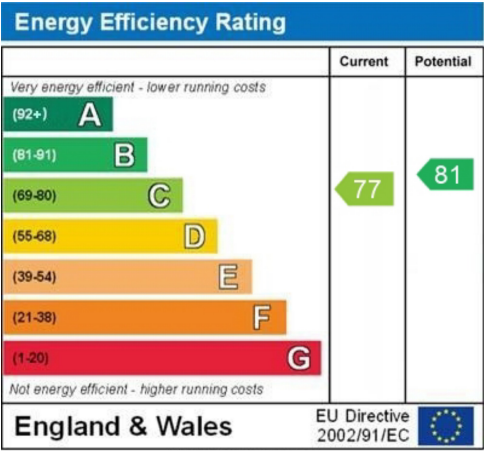




FLAT 15



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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