



Flat 10 Hartford House, Blount Road, Pembroke Park, Old Portsmouth, PO1 2TN

Enjoying a much sought-after location on a select private estate, this well-appointed and SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT benefits from allocated car space, visitors' parking, lift service, central heating, replacement double-glazing, balcony, and secure entry. The desirable Pembroke Park Estate is bounded by Pembroke Road, Museum Road and Kings Terrace - a tucked away, yet exceptionally convenient position placing 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.



Competitively priced, and available to the open market with the further asset of NO ONWARD CHAIN, this opportunity is recommended for early viewing and full details are as follows:

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

RECEPTION LOBBY

Passenger lifts and staircase to upper floors.

FLAT 10

ENTRANCE HALL

24'9 in length (7.54m in length)

Coved, Artex ceiling. Double panel radiator. Security intercom telephone. Double built-in cloaks and storage cupboard with electricity meter and circuit breakers. Deep built-in cupboard housing water tanks, slatted shelves, and 'Heatrae' electric central heating boiler (recently installed).

SHOWER ROOM & W.C.

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

(formerly with bath) Contemporary white suite comprising: low flush w.c. with concealed cistern, semi-inset handbasin with mixer tap, and walk-in shower cubicle. Fitted storage

cupboards. Vertical radiator/towel rail. Tiled walls and floor. Artex ceiling.

BEDROOM ONE

13'8 x 11'0 (4.17m x 3.35m)

Coved, Artex ceiling. UPVC replacement double-glazed window. Fitted corner wardrobes. Double panel radiator.

BEDROOM TWO

13'8 x 8'8 (4.17m x 2.64m)

Coved, Artex ceiling. UPVC replacement double-glazed window. Fitted double wardrobe. Double panel radiator.

KITCHEN

11'1 x 7'5 (3.38m x 2.26m)

Range of fitted base and wall cupboards, work surfaces with matching upstand, single drainer stainless steel inset sink with mixer tap. Gas and electric cooker points. Plumbing for washing machine. UPVC replacement double-glazed window. Artex ceiling.

DUAL-ASPECT LIVING/DINING ROOM

20'5 x 13'8 (6.22m x 4.17m)

Coved, Artex ceiling. UPVC replacement double-glazing to deep square bay and to additional side window. Two double panel radiators. UPVC replacement double-glazed door to:

BALCONY

7'2 x 4'4 (2.18m x 1.32m)

Part-enclosed in UPVC double-glazing. Tiled floor. Fitted storage cupboard.

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 - No. 31

VISITORS' PARKING

GENERAL INFORMATION

Tenure: Lease extension newly completed, now for a term of 999 years from 1st January 2015 (989 years remaining). The building freehold is owned by a residents' management company.

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

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

EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO.
(17948/051374)

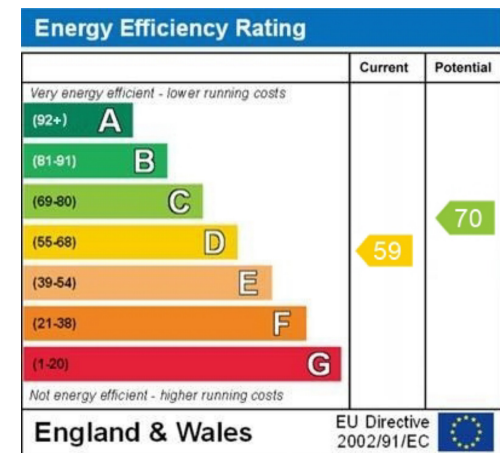






Total floor area 75.4 m² (812 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. .



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