



**Nesbits**

Established 1921

**Flat 54 Lombard Court, Lombard Street, Old Portsmouth, PO1 2HU**

**Price £235,000**



## Flat 54 Lombard Court, Lombard Street, Old Portsmouth, PO1 2HU

Enjoying an historic and much sought-after location, this well-appointed and spacious ONE BEDROOM 3rd FLOOR PURPOSE-BUILT APARTMENT benefits from lift service, double-glazing, secure entry, electric heating, equipped kitchen, PRIVATE GARAGE plus use of two car spaces, and DELIGHTFUL OUTLOOK. Built during the 1980s, 'Lombard Court' is a stepped, three/four/five-storey residential development occupying a prominent corner position at the junction of Lombard Street with King Charles Street - a premier address in the heart of Old Portsmouth and within comfortable reach of the many attractions of this charming maritime enclave, including: The Cathedral of St Thomas, Spice Island, Governors Green and Royal Garrison Church, ancient city fortifications, and The Naval Heritage Centre (HMS Victory, HMS Warrior and The Mary Rose). Portsmouth and Southsea town centres, both less than one mile away, provide a combined comprehensive range of public amenities.



Flat 54 itself, from its living room and bedroom, boasts attractive and fascinating views encompassing: the Inner Camber's fishing community, the former Ben Ainslie Racing HQ, Gunwharf Quays and The Spinnaker Tower, and across Portsmouth Harbour towards Gosport. Available now to the open market with the further asset of NO ONWARD CHAIN, full particulars of this desirable opportunity are given as follows and early enquiry is recommended:

UPVC and double-glazed outer door to:

#### **PORCH**

Having part double-glazed door, with SECURITY ENTRY SYSTEM, to:

#### **LOBBY**

Access to stairs. Further door to:

#### **INNER LOBBY**

Access to LIFT.

#### **THIRD FLOOR LANDING**

Waste disposal chute.

#### **FLAT 54**

#### **'L'-SHAPED ENTRANCE HALL**

Coved, Artex ceiling. Night storage radiator. Security entryphone. Built-in cupboard housing hot water tank and

slatted shelves.

#### **SHOWER ROOM & W.C.**

7'2 x 5'6 (2.18m x 1.68m)

Formerly with bath installed, now having contemporary white suite comprising: low flush w.c., semi-inset handbasin with mixer tap plus cupboard under, and walk-in shower cubicle having 'Aquilisa' mixer. Vertical radiator/towel rail. Coved, Artex ceiling with extractor.

#### **BEDROOM**

10'6 x 10'2 (3.20m x 3.10m)

Coved, Artex ceiling. UPVC replacement double-glazed window. Double built-in wardrobe with folding doors. Electric panel heater.

#### **LIVING/DINING ROOM**

17'11 x 16'7 (5.46m x 5.05m)

An 'L'-shaped room, measured to extremes. Coved, Artex ceiling. Pair of UPVC replacement double-glazed windows. Two night storage radiators. Regency-style fire surround with power point. Pair of folding doors to:

#### **KITCHEN**

8'1 x 5'10 (2.46m x 1.78m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven, 4-ring

ceramic hob with integrated extractor, 'fridge/freezer, plumbing for washing machine. Coved, Artex ceiling with extractor.

#### **OUTSIDE**

Surrounding the building are well-tended gardens.

#### **PRIVATE GARAGE (No. 9)**

16'4 x 9'5 (4.98m x 2.87m)

Of brick construction under a pitched roof. Up-and-over door.

#### **TWO RESIDENTS' PARKING SPACES**

#### **VISITORS' PARKING**

#### **GENERAL INFORMATION**

Tenure: 999 years leasehold from 1986 (960 years remaining). The building freehold is owned by a residents' management company.

Service Charge: £900.05 per ½ year.

Council Tax: Band 'B' - £1,696.27 p.a. (Portsmouth City Council).

#### **EPC**

Energy Rating 'C' (Floor Area 47 sq m approx.)

#### **VIEWING**

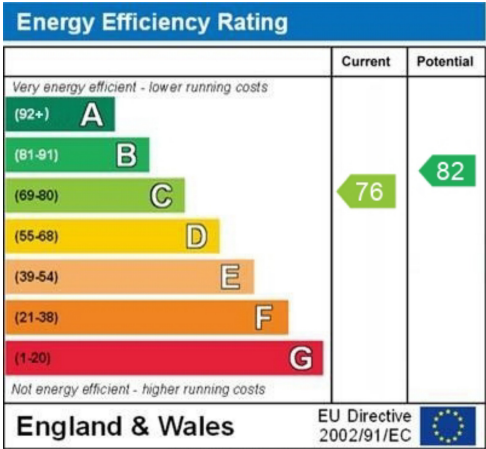
By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17967/052375)











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