



**7 Landport Terrace**  
**Portsmouth, PO1 2RG**  
**Asking Price £200,000**

**co****groves**  
Sales, Rentals and Block Management

## 7 Landport Terrace, Portsmouth, PO1 2RG

We are pleased to bring to the market this 2 bedroom hall floor apartment with its own private entrance, share of freehold, allocated parking space and offered with no chain. The accommodation comprises 2 double bedrooms, good size lounge, fitted kitchen and bathroom. The property also benefits from gas central heating and double glazed windows which were replaced in 2022. Situated in this convenient location close to Gunwharf Quays, Southsea Seafront, Portsmouth's Commercial Road shopping area, several mainline train stations and close to amenities.

### Entrance Hall

Door leading to entrance hall, tiled flooring, coved and textured ceiling, radiator.

### Lounge

16'4 into bay x 10'9 (4.98m into bay x 3.28m)

Double glazed bay window to front, central ceiling, coved and textured ceiling, radiator.

### Kitchen

12'9 x 7'6 (3.89m x 2.29m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards, oven, hob, extractor, washing machine, fridge freezer, part tiled walls, radiator, double glazed window to rear, Worcester boiler.

### Bedroom 1

14'9 x into bay x 9'8 (4.50m x into bay x 2.95m)

Double glazed bay window to front, textured ceiling, radiator.

### Bedroom 2

10'4 x 9'1 (3.15m x 2.77m)

Double glazed window to rear, coved and textured ceiling, radiator.

### Bathroom

7' x 4'7 (2.13m x 1.40m)

White suite comprising bath with shower over, WC, wash hand basin, tiled walls, tiled flooring, heated towel rail, extractor.

### Allocated Parking

Allocated parking bay located to the rear of the development.

### Additional Information

Length of Lease - 125 years from 24/06/1997 - (99 years remaining)

Service Charge - £1825pa

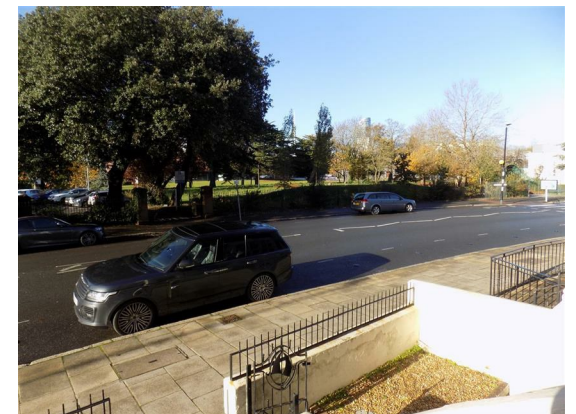
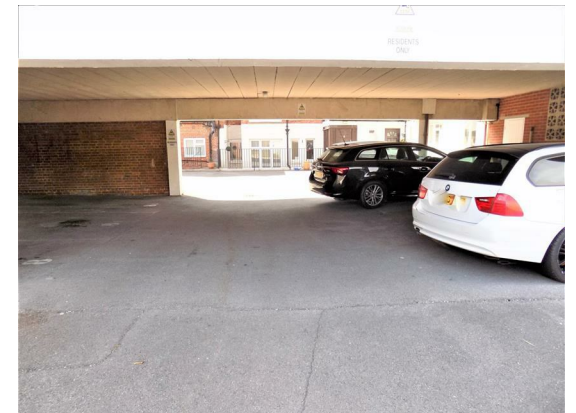
Ground Rent - N/A

Tenure: Share of freehold

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) <b>A</b>                                 |                         |           |
| (81-91) <b>B</b>                                   |                         |           |
| (69-80) <b>C</b>                                   |                         |           |
| (55-68) <b>D</b>                                   |                         |           |
| (39-54) <b>E</b>                                   |                         |           |
| (21-38) <b>F</b>                                   |                         |           |
| (1-20) <b>G</b>                                    |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| <b>England &amp; Wales</b>                         | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating             |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |                         |           |
| (92 plus) <b>A</b>   |                         |           |
| (81-91) <b>B</b>   |                         |           |
| (69-80) <b>C</b>   |                         |           |
| (55-68) <b>D</b>   |                         |           |
| (39-54) <b>E</b>   |                         |           |
| (21-38) <b>F</b>   |                         |           |
| (1-20) <b>G</b>  |                         |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                         |           |
| <b>England &amp; Wales</b>                                 | EU Directive 2002/91/EC |           |

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Sales, Rentals and Block Management

49-51 Osborne Road  
 Southsea  
 Hampshire  
 PO5 3LS

**Tel:** 02392 827827  
**Email:** [info@cosgroves.co.uk](mailto:info@cosgroves.co.uk)  
[www.cosgroves.co.uk](http://www.cosgroves.co.uk)

