



**2 Trento House, Matapan Road  
Portsmouth, PO2 9AF**

**Asking Price £160,000**

**co**  **groves**

Sales, Rentals and Block Management

## 2 Trento House, Matapan Road, Portsmouth, PO2 9AF

We are pleased to bring to the market this 1 bedroom first floor apartment with allocated parking and offered with a share of freehold. Communal garden and no onward chain. The overall accommodation comprises large living room with Juliet balcony, double bedroom with fitted wardrobe, fitted kitchen with oven, hob, extractor and washer/dryer. White bathroom suite with electric shower over bath. The property has double glazing, gas central heating (new boiler installed November 2023), 2 storage cupboards in hall and secure communal bike store. Call now to book your viewing.

### Location

The property forms part of the 99 houses and flats which make up Persimmon Homes's Compass Point development, constructed on the site of the former TA Centre, which formed part of the former Royal Naval estate approached from Matapan Road.

Compass Point is situated to the west of Northern Parade, which in turn lies approximately 0.6 miles south of the Portsbridge roundabout at the transition between the M27 and A27 - in turn leading to the A3M.

Access to and from the motorway network is therefore exceptionally good via either J12 on the M27/A27, or via the A3 to the Rudmore roundabout at the southern end of the M275 link road.

A walkway/cycleway, provides access on foot or by bicycle around the edge of Tipner lake and under the motorway to the office and business development areas of North Harbour and the commercial areas around the A27 to the north west, whilst Queen Alexandra Hospital is situated some 2 miles to the north.

The Mountbatten Sports Centre lies within 1 mile to the south, whilst Portsmouth City Centre and the University of Portsmouth are situated about 2 miles to the south, with the waterfront areas of Southsea and Gunwharf similarly within easy reach.

### Communal Entrance

Security entry system leading to communal entrance with stairs to first floor.

### Flat front door to:

#### Entrance Hall

Wall mounted security entry phone, storage cupboard housing electric meter and consumer unit. Additional storage cupboard.

#### Lounge/Dining Room

19'8 x 11'5 (5.99m x 3.48m)  
Double glazed door to the front with Juliette balcony. Two radiators and dining area with space for table and chairs.

#### Kitchen

10'9 x 8'8 (3.28m x 2.64m)  
One and a half bowl stainless steel sink unit with a range of walls and base cupboards with work surfaces over. Fitted oven, hob, extractor, washer/dryer and space fridge/freezer. Double glazed window to rear and cupboard housing Vaillant boiler which was installed in November 2023.

#### Bedroom

13'1 x 8'6 (3.99m x 2.59m)  
Double glazed window to rear, fitted wardrobe, radiator.

#### Bathroom

7'1 x 5'5 (2.16m x 1.65m)  
This white suite comprises a bath with Triton shower over, WC, wash hand basin, part tiled walls, extractor and radiator.

### Bike Shed

Lock up/bike store located within the communal garden.

### Communal Garden

#### Additional Information

Tenure - Share of freehold  
Length of Lease - 125 Years from 01/01/2008 - 109 Years remaining approximately.  
Service Charge - £420pa - Includes buildings insurance  
Ground Rent - N/A  
Estate Charge - £332.20pa

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. 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>                                   | <b>82</b>               | <b>82</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 CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>  | <b>86</b>               | <b>86</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 CO<sub>2</sub> emissions</i> |                         |           |
| <b>England &amp; Wales</b>  | EU Directive 2002/91/EC |           |



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