



**16 Fountain Court, High Street
Old Portsmouth, PO1 2TJ**

Asking Price £199,950

cogroves

Sales, Rentals and Block Management

16 Fountain Court, High Street, Old Portsmouth, PO1 2TJ

We are pleased to bring to the market this 1 bedroom top floor apartment with lift and allocated parking. Offered with a share of freehold and no forward chain. Situated on the 4th floor of this building with sea views, views over Portsmouth Cathedral and towards Spinnaker Tower. The accommodation comprises a double bedroom with fitted wardrobe, good size lounge, fitted kitchen with appliances, shower room. The property is fitted with double glazing and gas central heating. Located just a short walk from the seafront, Palmerston Road Shopping Precinct, Gunwharf Quays Shopping & Leisure Complex and Portsmouth Harbour Train/Bus Station. Remaining lease term of 952 years and current annual service charges of approximately £100 per month.

Communal Entrance

Security intercom system giving access to communal hall. Stairs and lift to top floor.

Double glazed front door to:

Entrance Hall

Laminate flooring, spotlights, radiator, cupboard housing boiler and plumbing for washing machine.

Lounge

11'4 x 17'2 (3.45m x 5.23m)

Two double glazed windows to front overlooking Portsmouth Cathedral and Spinnaker Tower. Storage cupboard, laminate flooring, radiator.

Kitchen

9'2 x 5'6 (2.79m x 1.68m)

Attractive fitted kitchen with double glazed window to rear offering delightful sea views and towards Isle of Wight. Sink unit with range of wall and base cupboards, oven, hob, extractor, integrated fridge, integrated dishwasher.

Bedroom

13'3 x 7'9 (4.04m x 2.36m)

Double glazed window to rear with delightful sea views and towards Isle of Wight. Fitted wardrobe with cupboard above, laminate flooring, radiator.

Shower Room

6'4 x 4'5 (1.93m x 1.35m)

Suite comprising double shower cubicle, wash hand basin, part tiled walls, tiled flooring, heated towel rail.

Allocated Parking

Allocated parking space to rear of development accessed via electric gates.

Additional Information

Tenure - Share of freehold

Length of Lease - 999 years from 25th December 1976 (952 years remaining approximately)

Service Charge - £1200pa

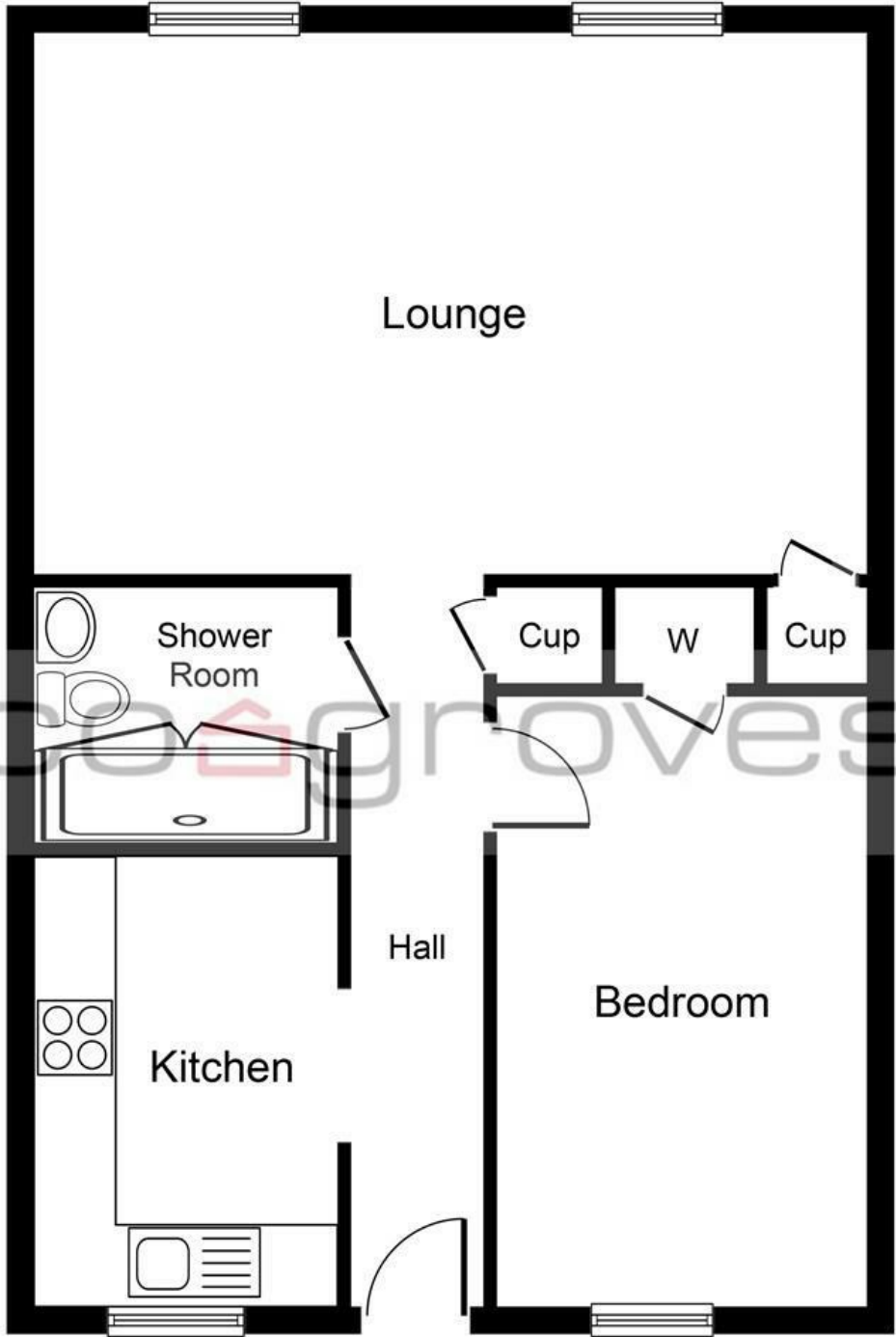
Ground Rent - N/A

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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

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