



3 Fiume House Matapan Road
Portsmouth, PO2 9AF
Offers Over £155,000

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GUIDE PRICE £155,000-£160,000. 1 BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING AND VIEWS TOWARDS SHORELINE. The accommodation comprises double bedroom with wardrobe, lounge/diner with Juliet balcony, white bathroom and modern fitted kitchen with oven, hob and extractor. Other benefits include double glazing, gas central heating, remaining lease term of 108 years, service charges of £1279.39pa, bike shed and communal garden. The property can be offered with vacant possession or as an ongoing investment with tenant in situ who is currently paying £850pcm

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 Gun Wharf similarly within easy reach.

Communal Entrance

Security entry system giving access to communal hall with stairs to top floor.

Entrance Hall

Radiator, 2 storage cupboards, 1 of which houses the consumer unit and electric metre.

Lounge/Diner

19'11 x 11'6 (6.07m x 3.51m)
(CURRENTLY USED AS BEDROOM)
Double glazed door to front leading to Juliet balcony with views over communal gardens. 2 radiators, television point.

Kitchen

10'10 x 8'4 (3.30m x 2.54m)
Double glazed window to rear with views over green and towards the shoreline. One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over. Plumbing for washing machine and space for fridge/freezer. Part tiled walls, vinyl flooring, radiator and cupboard housing gas Ideal boiler.

Bedroom

13'11 x 8'8 (4.24m x 2.64m)
(CURRENTLY USED AS DINING ROOM)
Double glazed window to rear with views over green and towards the shoreline. Fitted wardrobe, television point, radiator.

Bathroom

White suite comprising bath with Triton shower over, wash hand basin, WC, part tiled walls, radiator and extractor.

Communal Garden

Communal garden area which leads to the bike store/storage shed.

Allocated Parking

Allocated parking space to the rear of the building, along with visitors parking bays.

Additional Information

Tenure - Leasehold.

Length of Lease - 125 Years from 1st January 2008. 108 years remaining approximately.

Service Charge inclusive of buildings insurance - £1279.39pa.

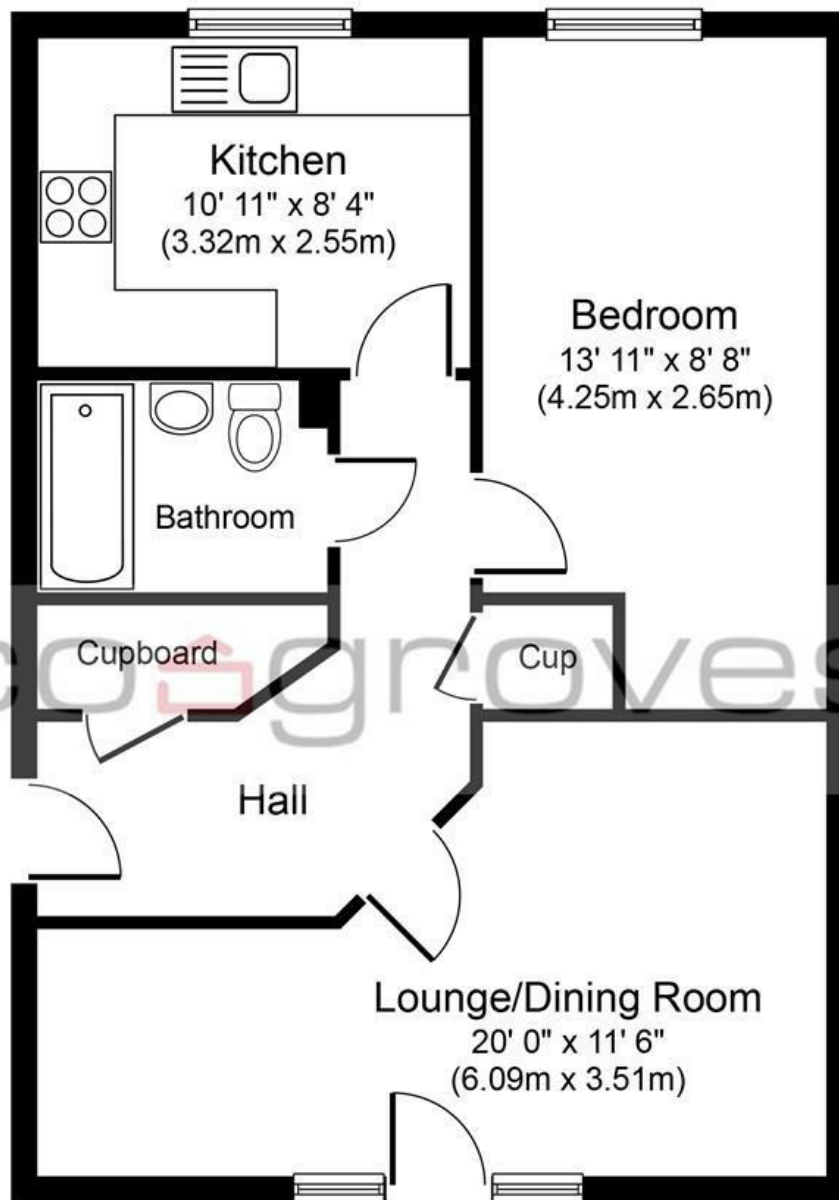
Ground Rent - £200 pa.

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.





Approximate Floor Area
547 sq. ft.
(51.0 sq. m.)

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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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	79	79
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	83	83
	EU Directive 2002/91/EC	

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