



12, Consul Court, 16-17 Landport Terrace
Portsmouth, PO1 2RQ

Offers Over £145,000

co **groves**

Sales, Rentals and Block Management

12, Consul Court, 16-17 Landport Terrace, Portsmouth, PO1 2RQ

GUIDE PRICE £145,000-£155,000. NO CHAIN WITH THIS 1 BEDROOM GROUND FLOOR APARTMENT WHICH BENEFITS FROM OFF ROAD PARKING, QUIETLY TUCKED AWAY IN THE HEATRT OF SOUTHSEA. The accommodation comprises an entrance hall, triple aspect lounge, fitted kitchen and bathroom. Other benefits include double glazing, gas central heating and remaining lease term of 225 years. Located in this convenient area just a short walk to seafront, Gunwharf Quays, mainline train stations, Portsmouth University, Palmerston Road and Albert Road, both of which have an array of bars, restaurants, cafes, shops and bus routes.

Flat Front Door To:

Entrance Hall

Laminate flooring, security entry phone.

Lounge

14'9 max x 13'2 max (4.50m max x 4.01m max)

Triple aspect bright and airy room with double glazed window and two sash windows, laminate flooring, two radiators.

Kitchen

7'6 x 7'8 (2.29m x 2.34m)

Single drainer stainless steel sink unit with wall and base cupboards and work surfaces over, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, sash window to side, laminate flooring, cupboard housing Vaillant boiler.

Bedroom

13'2 x 9'8 (4.01m x 2.95m)

Double glazed window and sash window to front, coved ceiling, fitted wardrobe, radiator.

Bathroom

6' x 6' (1.83m x 1.83m)

White suite comprising bath with shower over, shower screen, WC, wash hand basin, part tiled walls, double glazed window to front, laminate flooring, radiator. extractor.

Parking

Off road parking bay.

Additional Information

Tenure - Leasehold

Length of Lease - 250 years from 25/03/2000 (225 Years remaining approximately)

Service Charge - £1476pa (approximately) - Includes buildings insurance

Ground Rent - £200pa

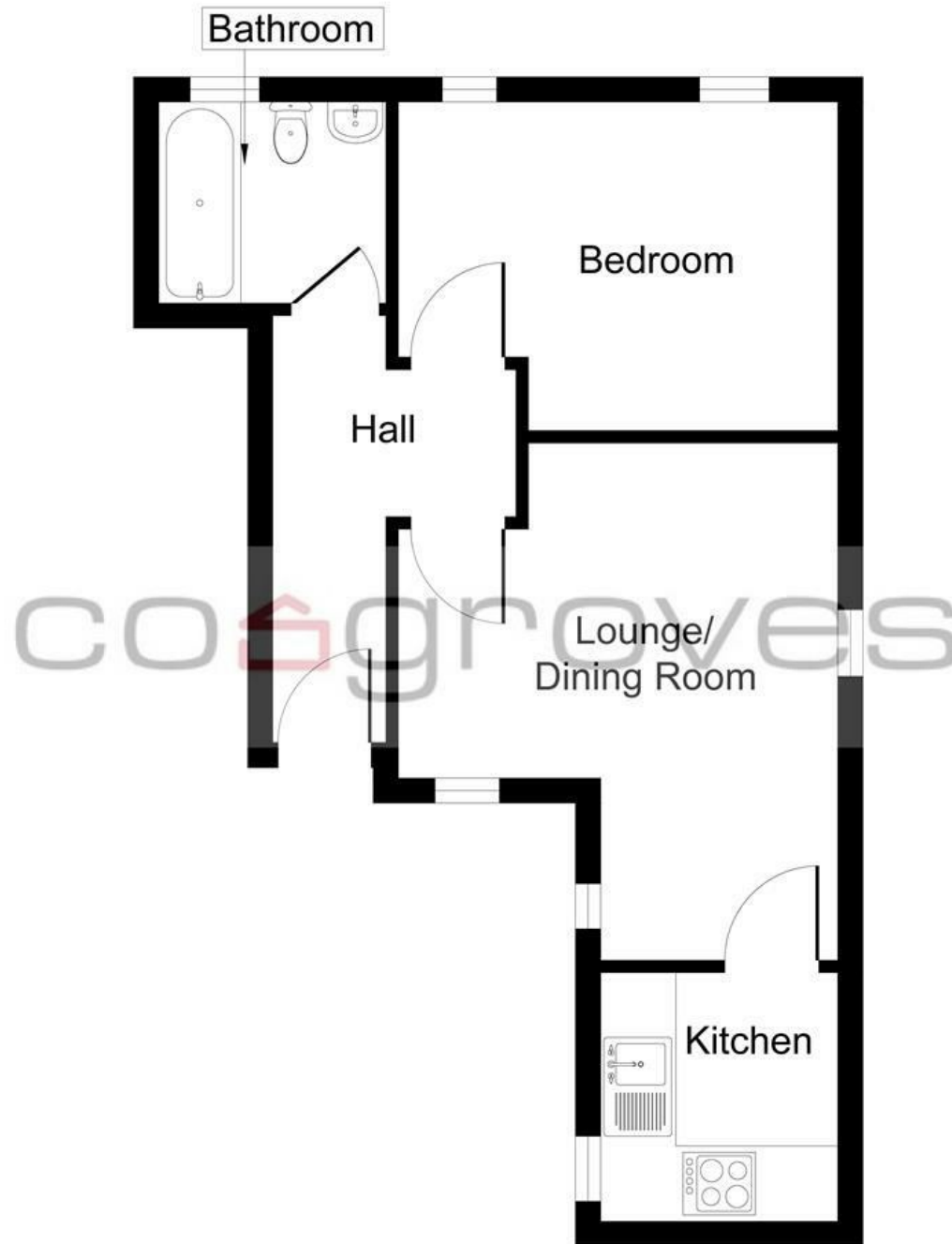
Council Tax Band- A

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
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		
	67	76
England & Wales	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	EU Directive 2002/91/EC	

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