



10 Park View Apartments 18-19 Hampshire Terrace
Portsmouth, PO1 2PZ
Asking Price £130,000

co_groves
Sales, Rentals and Block Management

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1 BEDROOM THIRD FLOOR APARTMENT WHICH CAN BE OFFERED WITH VACANT POSSESSION OR AS AN INVESTMENT WITH TENANT IN SITU WHO IS CURRENTLY PAYING £750PCM. Conveniently located close to city centre and within walking distance of Gunwharf Quays, seafront, shops, Portsmouth University, bus routes and mainline railway stations. The accommodation comprises a double bedroom, lounge, fitted kitchen, shower room. Other benefits include double glazing, gas central heating, remaining lease term of approximately 103 years, recently redecorated.

Communal Entrance

Stairs to third floor, flat front door to:

of an offer or contract, nor may it be used as a representation.

Entrance Hall

Radiator, storage cupboard housing electric consumer unit.

Lounge

10'6 x 9'6 (3.20m x 2.90m)

Double glazed window to side, radiator.

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.

Kitchen

6'7 x 6'6 (2.01m x 1.98m)

Double glazed window to side, single drainer stainless steel sink unit with worktops and cupboards, oven, hob, extractor, washing machine, fridge freezer, part tiled walls, spotlights, wall mounted Worcester gas boiler.

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

Bedroom

10'6 x 7'9 (3.20m x 2.36m)

Double glazed window to rear, radiator.

Shower Room

6'5 x 3'6 (1.96m x 1.07m)

Shower cubicle, wash hand basin, WC, tiled walls, tiled flooring, extractor.

Additional Information

Tenure - Leasehold

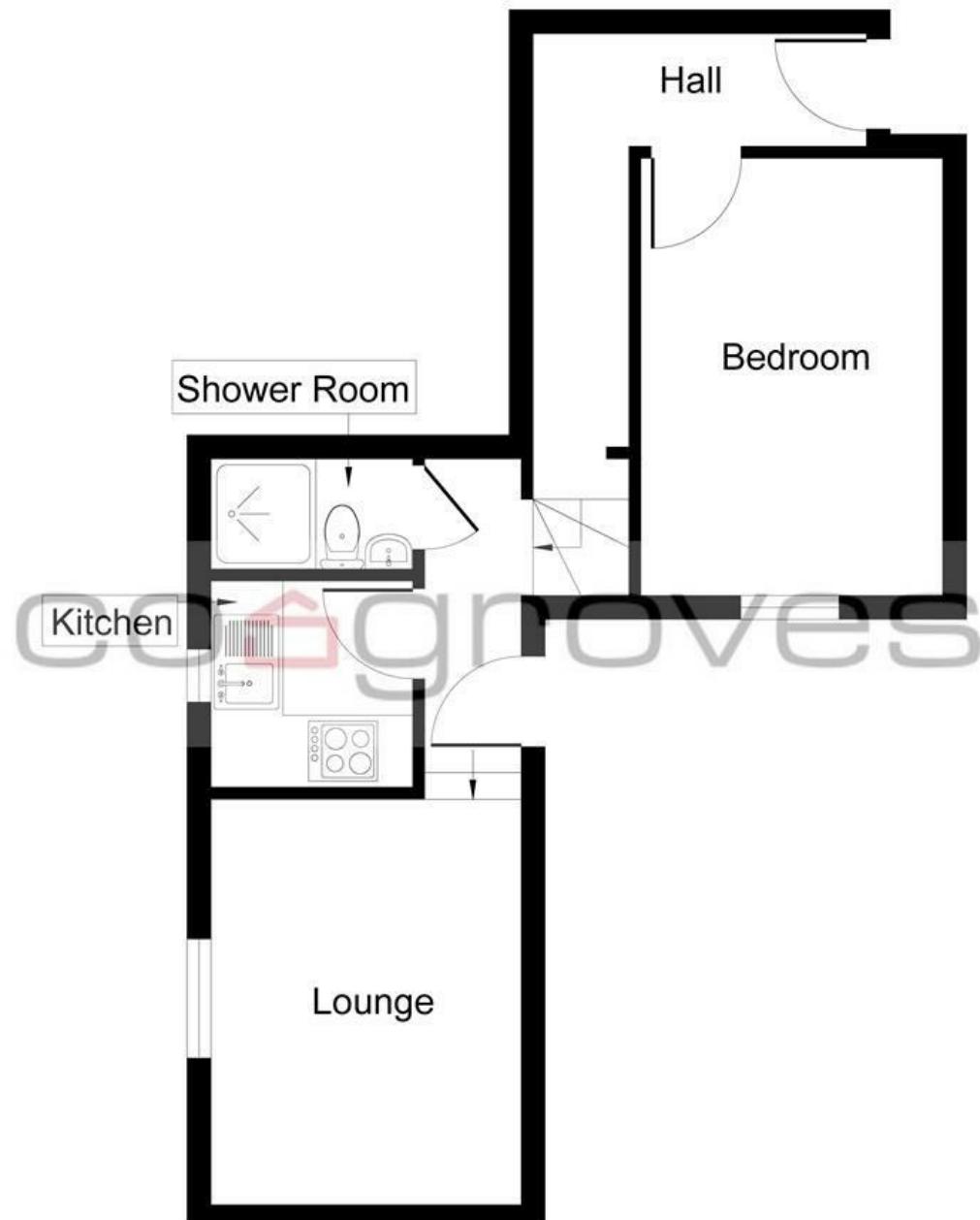
Length of Lease - 125 Years from 01/01/2003 (103 years remaining approximately)

Service Charge - £2757.62pa - Includes buildings insurance

Ground Rent - £100pa

The information provided about this property does not constitute or form part





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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 | | |
| 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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