



Flat 1 Bardington Apartments

11/12 South Parade | Southsea | Hampshire | PO5 2JB

FINE & COUNTRY

STEP INSIDE

Flat 1 Bardington Apartments | £460,000 | Leasehold

This impressive two storey apartment has views over the Common towards the Solent and has recently been converted from a former Seafront hotel to form an extensive and impressive two-bedroom apartment. On the reception level is a private front door leading to a large hallway with high ceilings, on this level are two double bedrooms, the primary one has an en-suite bathroom, the second bedroom has an en-suite shower room, a staircase from the hallway leads down to lower ground floor and directly into a dining room which links via a glazed panelled door into a 20' open plan living room and German fitted kitchen with Neff appliances including twin ovens, hob, integrated dishwasher, fridge and freezer, set off the living area is a separate cloakroom and utility room. The property has engineered wooden flooring with underfloor heating on the lower ground floor with radiators on the reception level. Offered with an allocated car parking space to the rear, double glazing, fitted floor coverings and a quality finish and specification, this recently created apartment is one not to be missed, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

ENTRANCE: Painted and rendered pillars with wrought iron railings to either side leading to private black main front door with entry phone system leading to:

FLAT 1: Multi lock main front door leading to hallway, built-in cupboard housing electric meter & consumer box, balustrade staircase

with step lighting leading down to lower ground floor, ceiling coving and spotlights, wired-in smoke alarm and sprinkler system, doors to primary rooms.

BEDROOM 1: 170" x 14'10" Double glazed sash window to front aspect with decorative angled panelling to either side and deep sill, high ceiling with coving and spotlights, radiator, wired-in smoke alarm, door to:

EN-SUITE BATHROOM: White suite comprising: free standing double ended bath with free standing filler tap, ceramic tiled surrounds to half wall level, tiled flooring, wash hand basin with drawer under, concealed cistern w.c., circular mirror over, shaver point, heated towel rail, recessed shower area with drench style hood, separate shower attachment and wall mounted controls, tiled surrounds, heated towel rail.

BEDROOM 2: 15'7" x 9'6" Double glazed sash window to rear aspect with radiator under, wall mounted boiler supplying domestic hot water and central heating (not tested), high ceiling with coving, measurements do not include recessed area with door opening and door to :

EN-SUITE SHOWER ROOM: Fully ceramic tiled shower cubicle with drench style hood and separate shower attachment, wall mounted controls, ceiling spotlights, extractor fan, concealed cistern w.c. with shelf over, heated towel rail, wash hand basin with cupboard under, tiled flooring, shaver point.





LOWER GROUND FLOOR: Leading directly into:

DINING AREA: 17'0" x 7'11" Extractor fan, sprinkler system, ceiling spotlights, balustrade staircase rising to reception level with illuminated lighting, glazed panelled door leading to:

OPEN PLAN KITCHEN / LIVING ROOM: 20'9" x 16'9"

Living Area: Twin double glazed doors to front aspect leading to courtyard style garden with railings over, concealed ceiling pelmet lighting with spotlights, wired-in alarm, engineered wood flooring with underfloor heating.

Kitchen: central island with breakfast bar to one side, granite work surface, integrated Neff dishwasher with matching door, range of pan drawers, inset Blanco sink unit with mixer tap, twin Neff ovens, induction hob with extractor hood, fan and light over, concealed under unit lighting, integrated fridge and freezer with matching doors, matching flooring, video entry phone, dimmer switches, door to:

INNER HALLWAY: Understairs storage cupboard, doorway to cloakroom.

CLOAKROOM: Wall mounted wash hand basin with mixer tap, concealed cistern w.c. with shelf over, extractor fan, ceiling spotlights.

UTILITY ROOM: 6'0" x 5'9" Plumbing for washing machine, space for tumble dryer, work surface with cupboard under, heated towel rail, extractor fan, ceiling spotlights, panelled door, boiler supplying domestic hot water and central heating (not tested).

OUTSIDE: To the front is a courtyard with railings over and covered arched area, two wall lights.

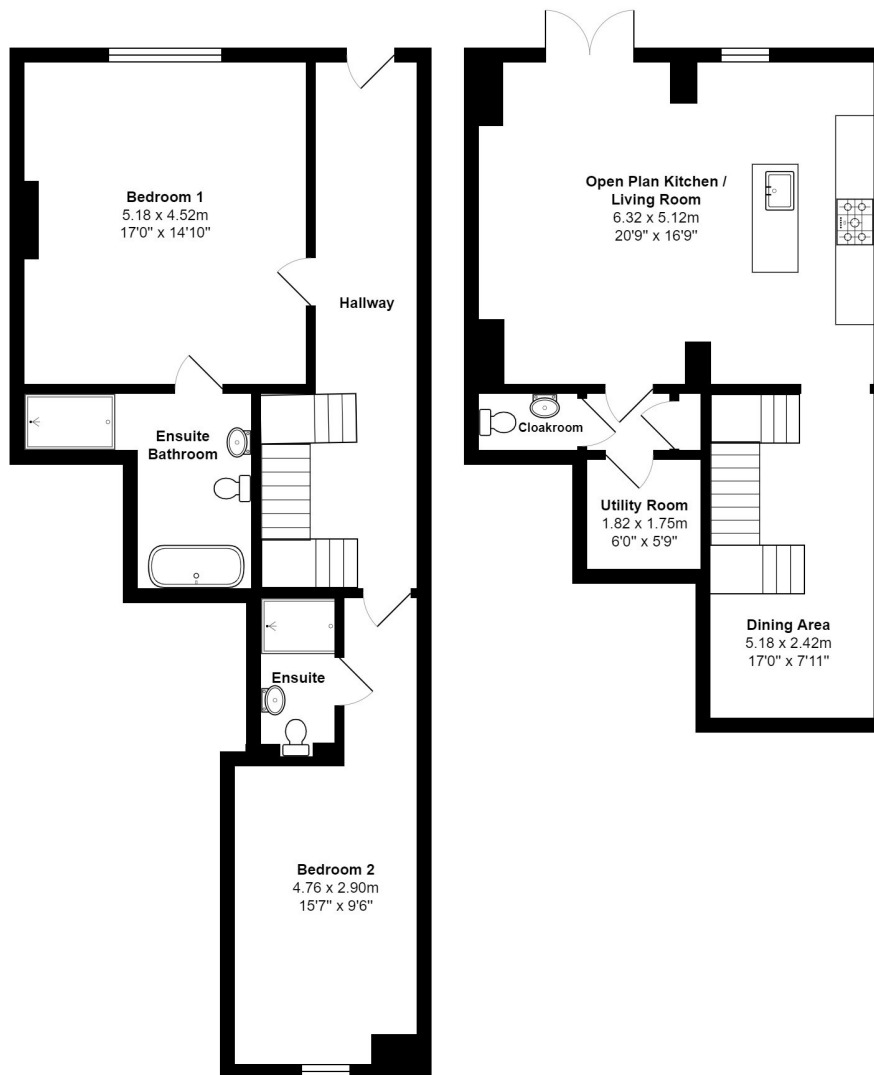
CAR PARKING FACILITIES: To the rear of the building are double remote controlled gates leading to allocated car parking facilities with ducting for EV point. Rear communal area with bin store and bicycle store.

GROUND RENT: None payable

MAINTENANCE: To be confirmed expected to be in the region of £2,500.00 per annum

TENURE: Leasehold with a new 999 year lease from 2024 – a share of the Freehold will be transferred on completion of the sale of the last apartment.





Total Area: 124.7 m² ... 1342 ft²

All measurements are approximate and for display purposes only

TO FIND THE PROPERTY: From South Parade Pier proceed along South Parade in a westerly direction where Bardington Apartments can be found on the right hand side before the junction with Florence Road.

AGENTS NOTES:

Council Tax Band TBC - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](https://openreach.com)

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk)



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