



Flat 2 Bardington Apartments

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

FINE & COUNTRY

STEP INSIDE

Flat 2 Bardington Apartments | £450,000 | Leasehold

An impressive and exclusive, recently converted two storey apartment with views over the Common towards the Solent. On the reception level is a communal main front door leading to a large hallway with high ceilings and door to apartment 2, on the entrance level are two double bedrooms both with en-suite facilities, a staircase from the hallway leads down to lower ground floor hallway where there is a cloakroom, utility room and door leading to an open plan kitchen / living room which links to a separate dining area. The quality fitted kitchen has a range of German Neff appliances including twin ovens, hob, integrated dishwasher, fridge and freezer. 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, central heating, 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.

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

ENTRANCE: Steps up to main communal front door with entry phone system leading to:

FOYER: Internal glazed door leading to communal hallway, tiled black & white tiled flooring, lift service to all floors, door to inner lobby with utility staircase rising to all floors, door leading down to car parking at rear, door to:

FLAT 2: Door to hallway, wooden flooring, radiator, ceiling rose and coving, sprinkler system, wall mounted electric consumer box, video entry phone system, balustrade and step lighting staircase leading down to lower ground floor, ceiling spotlights, doors to primary rooms.

BEDROOM 2: 10'3" x 9'6" measurements do not include recessed area for door opening, double glazed window to rear aspect, wood flooring, radiator, ceiling rose and coving, sprinkler system, ceiling spotlights, door to:

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

BEDROOM 1: 17'1" x 14'2" Double glazed sash window to front aspect with panelling to one side and deep shelf under, ceiling coving and spotlights, sprinkler system, roll top radiator, door to:





EN-SUITE BATHROOM: White suite comprising: panelled bath with wall mounted controls, drench style hood, separate shower attachment and shower screen, wash hand basin with mixer tap and drawer under, close coupled w.c. with shelf over, ceramic tiled surrounds, tiled flooring, heated towel rail, ceiling spotlights.

LOWER GROUND FLOOR: Illuminated stairs leading down to:

HALLWAY: Engineered wood flooring, large understairs storage cupboards, further built-in storage cupboard housing boiler supplying domestic hot water and central heating (not tested), ceiling spotlights, doors to primary rooms.

UTILITY ROOM: 7'8" x 6'0" Work surface with circular wash hand basin with mixer tap, space and plumbing for washing machine and tumble dryer, tiled splashback, extractor fan, ceiling spotlights, heated towel rail, tiled flooring, panelled door.

CLOAKROOM: Concealed cistern w.c., wash hand basin with mixer tap, drawer under and shelf over, radiator, extractor fan, ceiling spotlights, tiled flooring.

OPEN PLAN KITCHEN / LIVING ROOM: 20'5" x 18'8" Arranged as living/dining and open plan kitchen.

Living area: Concealed ceiling lighting and spotlights, sprinkler system, wired-in alarm, engineered wood flooring, with under floor heating, twin double glazed doors to front aspect leading to courtyard style garden with railings over, window to one side, entry phone system, dimmer switches.

Kitchen: Comprehensive range of matching soft close wall and floor units with quartz work surface, inset Neff induction hob with twin ovens under, extractor hood, fan and light over, range of pan drawers, under unit lighting, integrated Neff fridge, freezer and dishwasher with matching doors, central island with breakfast bar under, inset sink unit with Blanco mixer tap and cupboards under, tiled surrounds.

DINING AREA: 9'2" x 8'0" Matching flooring with underfloor heating, sprinkler system.





Total Area: 121.7 m² ... 1310 ft²

All measurements are approximate and for display purposes only

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

AGENTS NOTES: Council Tax Band TBC - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

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



Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copy-right © 2021 Fine & Country Ltd.



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