



Flat 4 Bardington Apartments

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

FINE & COUNTRY



# STEP INSIDE

## Flat 4 Bardington Apartments | £695,000 | Leasehold

If you are looking for an apartment with the 'wow' factor then look no further, this substantial apartment has been converted to a high standard with a private lift service leading directly into the hallway of No.4, it has double glazing, high ceilings and coving, fully fitted kitchen including Bosch appliances, engineered wood flooring, en-suite facilities and views over the tree lined Common towards the Solent and Isle of Wight beyond. The 1685 sq ft of living accommodation comprises; large hallway with study area off, impressive sea facing 20' drawing room leading to a separate kitchen/breakfast room which inter-links to the hallway, also to the front aspect is a large double bedroom with en-suite bathroom incorporating free standing bath and separate shower cubicle, the second bedroom also has an en-suite shower room, separate cloakroom and utility room. Having two allocated car parking spaces, video entry phone system and no forward chain. Located in the heart of Southsea, opposite the Common the property is in easy walking distance of local shops, bus routes, restaurants, public houses and of course the vibrant city lifestyle associated with the waterfront facilities. Early internal viewing of this impressive apartment is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Painted and rendered pillars with tiled steps leading up to main communal front door with soldier railings to either side, video entry phone system leading to:

**FOYER:** Internal central crittall style doorway leading to communal hallway, black and white

chequered tiled flooring, matted area, zoned fire alarm panel, high ceiling with spotlights and coving, dado rail with panelling under, lift service with coded entrance to each level to Flats 4, 5 & the Penthouse, door leading to:

**REAR HALLWAY:** Matching tiled flooring, utility staircase leading to rear car parking, staircase rising to all floors.

**FIRST FLOOR:** Landing, staircase rising to upper floors, door to fire escape.

**LOBBY:** Double glazed windows to side aspect, built-in cupboard housing water riser, main front door with circular panel leading to:

**HALLWAY:** 14'10" x 8'3" Doors to primary rooms, door to lift with code controlled access, high level cupboard housing electric consumer box, roll top radiator, high ceiling with ornate coving and spotlights, dimmer switches, wired-in sprinkler system and smoke alarm, wooden herringbone flooring, doors to primary rooms, arched opening leading to:

**STUDY AREA:** 10'0" x 7'6" Double glazed window to rear aspect with roll top radiator under, built-in storage cupboard, high skirting boards, high ceiling with coving and spotlights, matching wooden flooring, sprinkler system and wired-in smoke alarm.

**DRAWING ROOM:** 20'6" x 17'1" Twin sash double glazed windows to front aspect with panelling to either side and roll top radiators under, outstanding views over the Common towards the Solent and Isle of Wight, chimney breast with log effect LED electric fire (not tested), high skirting boards, high ceiling with









ornate coving and central ceiling rose, sprinkler system and wired-in smoke alarm, wall lights, matching wooden flooring, twin panelled doors leading to hallway, power points with USB ports, video entry phone system, square opening leading to:

**KITCHEN:** 18'0" x 11'9" Comprehensive range of matching soft closing wall and floor units with quartz work surface, integrated appliances with matching doors including Bosch fridge, freezer and dishwasher, antique brass/gold handles, inset twin bowl butler sink with drainer to one side and mixer tap, one wall mounted unit housing boiler supplying domestic hot water and central heating (not tested), double glazed window to rear aspect with built-in double doored storage cupboard under, inset Bosch five ring gas hob with pan drawers under, extractor hood, fan and light over, eye-level Bosch double oven and grill with storage cupboards over and under, tall larder cupboard, central island with range of drawers and cupboards under with breakfast bar to one side and integrated wine cooler, double glazed sash window to rear aspect. tiled surrounds, high skirting boards, ornate ceiling coving.



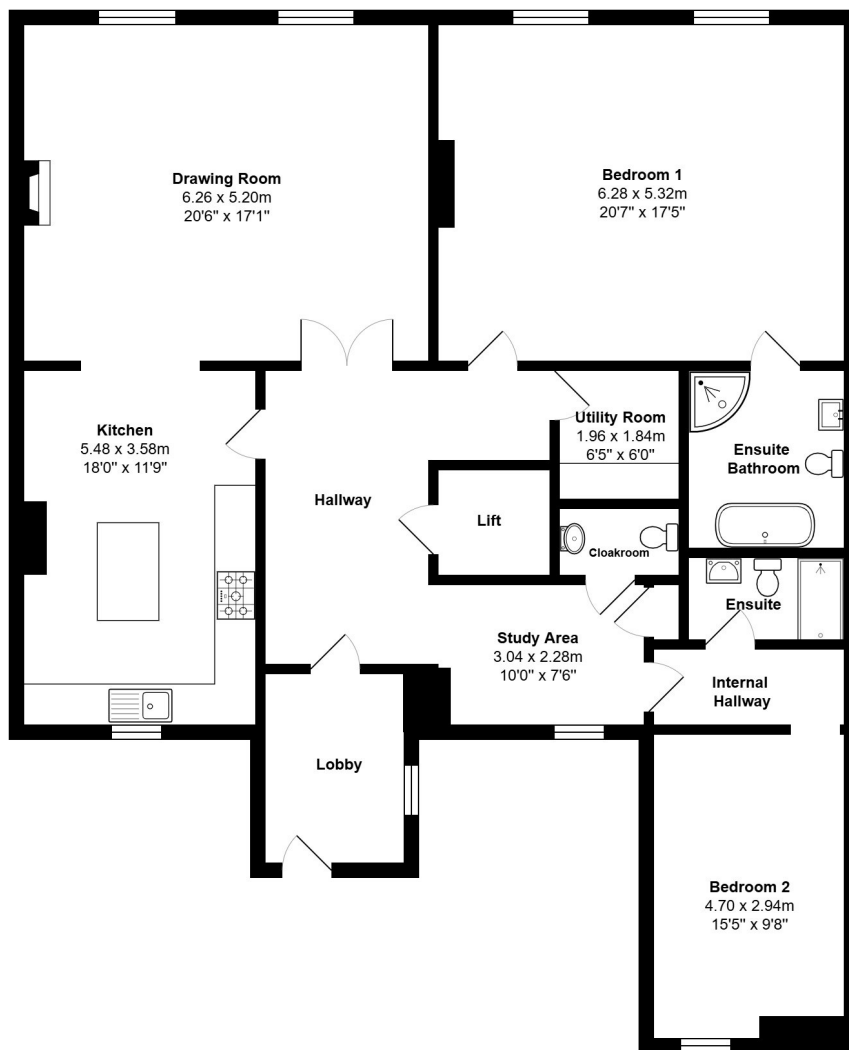
**UTILITY ROOM:** 6'5" x 6'0" Work surface with space and plumbing for washing machine and tumble dryer under, sink unit, extractor fan, sprinkler system, ceiling spotlights, panelled door, heated towel rail, ceramic tiled flooring.

**BEDROOM 1:** 20'7" x 17'5" Twin sash windows to front aspect with outstanding views over the tree lined Common towards the Solent and Isle of Wight beyond, twin roll top radiators, high skirting boards, high ceiling with central ceiling rose, spotlights and ornate coving, sprinkler system, headboard tongue and groove panelling, wall lights, panelled door to hallway, door to:

**EN-SUITE BATHROOM:** 9'0" x 7'10" Fully ceramic tiled to floor and walls, large double ended free standing bath with free standing filler tap over and shower attachment, wall mounted wash hand basin with mixer tap and drawer under, concealed cistern w.c., with shelving and circular mirror over, shaver point, extractor fan, ceiling spotlights, sprinkler system, heated towel rail, shower cubicle with curved panelled door, drench style hood, separate shower attachment and wall mounted controls, extractor fan.







Total Area: 156.5 m<sup>2</sup> ... 1685 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**CLOAKROOM:** Tiled flooring, wash hand basin cupboard under and tiled splashback, concealed cistern w.c.. with shelf over, extractor fan, radiator, ceiling spotlights.

**INTERNAL HALLWAY:** Leading to bedroom 2 & en-suite shower room, door to:

**BEDROOM 2:** 15'5" x 9'8" Double glazed sash window to rear aspect, radiator, high skirting boards, high ceiling with coving.

**EN-SUITE SHOWER ROOM:** Tiled to ½ wall level and tiled floor, wash hand basin with cupboards under, concealed cistern w.c., radiator, fully ceramic tiled shower cubicle with sliding panelled door, drench style hood and separate shower attachment, heated towel rail, extractor fan, ceiling spotlights.

**CAR PARKING FACILITIES:** To the rear of the building are double remote controlled gates leading to two allocated car parking spaces with ducting for EV points. 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.

**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 \(openreach.com\)](#)

Flood Risk – Refer to - ([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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Fine & Country Southern Hampshire  
141 Havant Road, Drayton, Hampshire PO6 2AA  
023 93 277277 | [drayton@fineandcountry.com](mailto:drayton@fineandcountry.com)

