



**£205,000** Leasehold

ONE BEDROOM APARTMENT WITHIN A DESIRABLE LOCATION! Situated within the enviable location of Old Portsmouth, this one bedroom apartment has a stunning outlook over Portsmouth Cathedral. Oyster Street is set within Conservation Area (No. 4) and a short stroll of Spice Island, The Hot Walls and Gunwharf Quays. Located on the second floor, the apartment briefly comprises; entrance hallway with large cupboard, bright and spacious living room, fitted kitchen, modern fitted shower room and double bedroom with built-in wardrobe and views of the sea. Double glazing and gas central heating complete the appeal for this lovely home. An internal viewing is highly advised to appreciate the location and accommodation on offer.



## COMMUNAL ENTRANCE

Security intercom system, door to:-

## COMMUNAL HALLWAY

Stairs to all floors, door to No. 18.

## HALLWAY

Doors to all rooms, overhead storage cupboard, large cupboard with shelving, carpet throughout.



## KITCHEN

8' 4" x 8' 3" (2.55m x 2.53m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, ceramic one and a half bowl sink and drainer unit with mixer tap, electric oven, five ring gas burner hob, wall mounted boiler, space and plumbing for dishwasher, space for under counter fridge/freezer, double glazed window to rear elevation.

## LIVING ROOM

18' 0" x 10' 5" (5.49m x 3.19m)

Double glazed window to front elevation with views of Portsmouth Cathedral, radiator, carpet throughout.



## SHOWER ROOM

8' 2" x 6' 2" (2.49m x 1.88m)

Fitted shower room comprising walk-in shower cubicle with thermostatic shower, wall mounted hand basin, low level WC, towel rail radiator, spaces and plumbing for washing machine and tumble dryer, tiled to principal areas, double glazed obscure window to rear elevation.

## BEDROOM

12' 11" x 8' 2" (3.94m x 2.51m)

Double glazed window to rear elevation with sea views, built-in wardrobe, radiator, carpet throughout.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			





# LEASE INFORMATION:



As of 26/09/2023, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** LSH Group Ltd

**Balance of Lease:** 140 years remaining

**Ground Rent Charges:** £150 per annum

**Ground Rent Review Period:** June 2032

**Maintenance/Service Charges:** £1913.44 per annum

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in Maintenance/Service Charge

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

## SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

023 9236 1111  
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