

**FLAT 8 PARK VIEW APARTMENTS  
18-19 HAMPSHIRE TERRACE,  
PORTSMOUTH, PO1 2PZ**



**£179,995** Leasehold

RECENTLY MODERNISED TWO BEDROOM TOP FLOOR APARTMENT WITH NO FORWARD CHAIN! A well-presented, two bedroom apartment with views out across the city and towards the Spinnaker Tower. Centrally located with easy access for transport links, the city centre, Portsmouth University and the beach! This chain free property comprises two bedrooms, a newly fitted kitchen, stunning new shower room and a 15ft x 12ft (approx.) lounge with views out towards the Spinnaker Tower. This property also benefits from double glazing, gas central heating via a newly installed combination boiler and no forward chain. We feel this property must be viewed to fully appreciate what is on offer. Call our Southsea branch today to arrange an internal viewing.



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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	63	74
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

## COMMUNAL ENTRANCE

Door to:-

## COMMUNAL HALL

Stairs to top floor, door to number 8.

## HALLWAY

Split level landing, radiator, intercom phone system, vinyl flooring, doors to:-

## LOUNGE

12' 2" x 15' 0" (3.72m x 4.58m)

Double glazed sash window to front elevation, vinyl flooring, radiator.

## KITCHEN

10' 0" x 4' 7" (3.06m x 1.42m)

Recently fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching upstands, stainless steel sink and drainer unit with mixer tap, built-in cooker with gas hob and extractor hood over, glass splash-back, integrated fridge/freezer, space and plumbing for washing machine, tiled to principal areas and vinyl flooring.

## SHOWER ROOM

6' 1" x 5' 7" (1.86m x 1.72m)

Recently fitted suite comprising walk-in shower with thermostatic shower attachment and rainfall shower head, combined vanity unit incorporating WC and wash basin with mixer tap, heated towel radiator, tiled to principal areas and vinyl flooring.

## BEDROOM ONE

8' 7" at widest point x 12' 1" (2.62m x 3.69m)

Double glazed window to rear elevation, radiator, cupboard housing newly installed wall mounted combination boiler.

## BEDROOM TWO

10' 0" x 7' 1" (3.07m x 2.18m)

Dual aspect double glazed windows, radiator, vinyl flooring.

## OUTSIDE:

Communal bin storage area.

## AGENTS NOTE:

## COUNCIL TAX

Band B.



# LEASE INFORMATION:



As of April 2024, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Pier Management.

**Balance of Lease:** 100 years remaining.

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

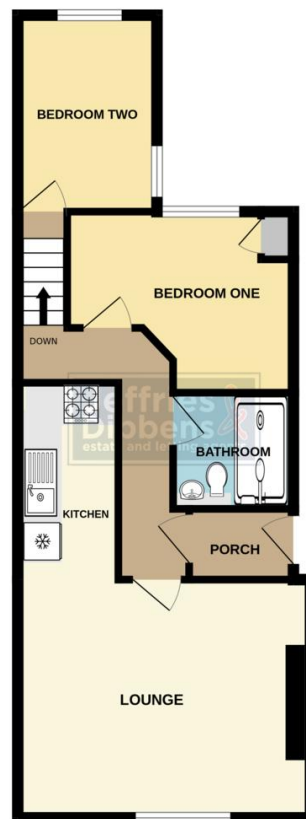
**Maintenance/Service Charges:** £1,490 per annum.

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

**Building Insurance:** £833 per annum.

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

TOP FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

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