



FOUR BEDROOM APARTMENT WITH SHARED FREEHOLD AND NO FORWARD CHAIN! New to the market this spacious hall-floor apartment, ideally situated just off Southsea Common and a short walk from Portsmouth University, central shopping areas, and the seafront. Originally rebuilt in the 1950s and formerly used by the Inland Revenue, the property was later converted into apartments. Offering over 2,000 sq. ft. of living space, comprising four double bedrooms (master with en-suite), two additional bathrooms and utility/laundry room. However, the standout feature is a large, open-plan living and dining area, which seamlessly integrates the modern kitchen with central island. With double glazing, gas central heating throughout, SHARED FREEHOLD, and lift access to all floors, this impressive apartment is a must-see. We highly recommend an internal viewing to fully appreciate both the prime location and the exceptional space on offer.

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COMMUNAL ENTRANCE Door into:-

COMMUNAL HALLWAY Wooden door to:-

PORCH Carpeted, door to:-

HALLWAY Laminate flooring, doors to all rooms.

BATHROOM 6' 7" x 9' 10" (2.03m x 3.00m) Panel enclosed bath with thermostatic shower and oversized shower head, low level WC, wall mounted wash basin, tiled to principal areas and tiled flooring.

BEDROOM FOUR 16' 1" x 10' 9" (4.92m x 3.30m) Double glazed window to front elevation, radiator, carpeted.

LIVING/KITCHEN/DINING AREA

LIVING AREA 21' 8" x 16' 4" (6.62m x 5.00m) Two double glazed windows to front elevation, laminate flooring, cast iron radiators, access to rear corrido which leads to rear courtyard garden.

KITCHEN 24' 4" x 16' 7" (7.43m x 5.06m) Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, electric oven with electric hob and extractor hood over, integral fridge/freezer and dishwasher, central island with double ceramic sink, breakfast bar, laminate flooring, double glazed window to side elevation.

UTILITY AREA 10' 0" x 7' 2" (3.06m x 2.19m) Wall and base level units incorporating square edge work surfaces and bowl sink, spaces and plumbing for washing machine and tumble dryer, space for fridge/freezer, radiator, laminate flooring, double glazed window to side elevation.

MASTER BEDROOM 15' 8" x 16' 0" (4.80m x 4.90m) Dual aspect double glazed windows, carpeted, cast iron radiator, built-in storage.

EN-SUITE 11' 5" x 4' 9" (3.48m x 1.46m) Walk-in shower with thermostatic shower and oversized shower head, low level WC, wall mounted wash basin, heated towel rail, tiled to principal areas and tiled flooring, double glazed window to side elevation.

BEDROOM TWO 19' 0" x 10' 2" (5.80m x 3.10m) Double glazed window to rear elevation, carpeted, radiator.

BATHROOM 6' 7" x 10' 2" (2.01m x 3.10m) Panel enclosed bath, wall mounted wash basin, low level WC, heated towel rail, tiled to principal areas.



HALL 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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band D

Landlord/Managing Agent: Cosgroves

Tenure: Share of Freehold

Balance of Lease: 94 years remaining.

Ground Rent Charges: N/A

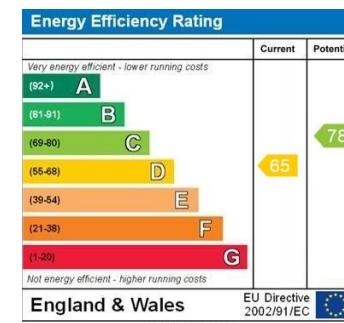
Ground Rent Review Period: N/A

Maintenance/Service Charges: £3,849,45 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: TBC

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



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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