

bushnell porter



Hartford House, Blount Road

Pembroke Park PO1 2TN



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Caretaker (part time)
- Owners entrance hall
- Dual aspect lounge/dining room
- Balcony from lounge with Museum views
- White high gloss kitchen
- Two bedrooms
- Shower room
- Gas heating and double glazing
- Allocated parking space, visitors parking
- Viewing recommended

Independent Estate Agents

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A two bedroom purpose built fifth floor dual aspect apartment with roof top, tree and Portsmouth's Museum views situated in the requested location of Pembroke Park with the added benefit of an allocated parking space No 56 and a share in the management company.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors, caretaker (part time), fifth floor landing, doors to all flats.

OWNERS ENTRANCE HALL doors to all rooms with security entrance phone, airing cupboard with lagged cylinder and storage shelves, further built-in double cloaks cupboard with storage shelves and hanging rail space and electric meters and fuses.

LOUNGE/DINING ROOM 15ft (4.57m) x 13ft 7 (4.16m) plus dining area bay window recess 11ft 5 (3.48m) x 4ft 4 (1.32m) dual aspect room via double glazed windows, double glazed bay with adjacent double glazed door leading out onto balcony with views over roof tops, trees and towards Portsmouth's historic museum, two radiators, television point.

BALCONY approximately 7ft 2 (2.20m) x 4ft 5 (1.35m) with views over roof tops, trees and towards Portsmouth's historic museum, cupboard housing boiler.

KITCHEN 11ft 1 (3.38m) x 7ft 4 (2.25m) double glazed tilt and turn window with views over towards Portsmouth's historic museum, kitchen comprising white gloss units with enamel furniture, stainless steel sink unit with chrome mixer tap over, granite effect work surfaces with white tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, built-in eye level electric oven, adjacent four ring electric hob, integrated fridge/freezer, vinyl flooring.

BEDROOM 1 13ft 8 (4.16m) x 11ft (3.37m) double glazed window with views over roof tops, trees and towards Portsmouth's historic museum, single panelled radiator, telephone point, built-in wardrobes via double panel effect doors, two are mirror fronted concealing hanging rail and storage space.

BEDROOM 2 13ft 6 (4.13m) x 8ft 7 (2.62m) double glazed window with views over roof tops, trees and towards Portsmouth's historic museum, single panelled radiator.

SHOWER ROOM 7ft 5 (2.26m) x 5ft 7 (1.71m) walk in shower cubicle with marble effect splashback walls, glazed door/screen, electric shower mixer, wash hand basin with chrome taps, tiled splashback, close coupled w.c., shaver point, towel rail/radiator, slate effect flooring,

OUTSIDE in the communal hallway there is a small storage cupboard. We are advised by the vendor that there is an allocated car parking space (Number 56) plus visitor parking.

NB: AGENTS NOTES an internal inspection is recommended to appreciate size and layout of this fifth floor purpose built apartment. The property is currently going through probate therefore exchange and completion cannot take place until probate has been granted.

COUNCIL TAX – Portsmouth City Council – Band 'D' - £2,075.45 (2024/2025)

LEASEHOLD - Lease length – 125 years from 22nd January 1974

Maintenance charges – (every six months £1,240.00) current period 25th June 2024 to 24 December 2024

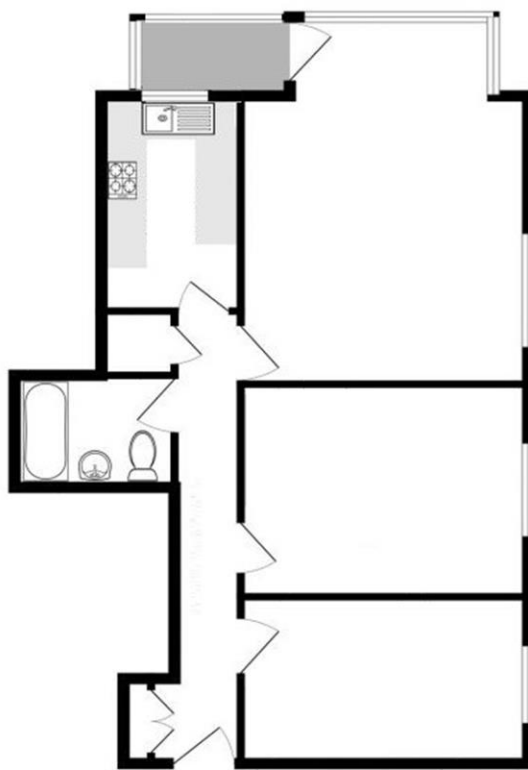
Ground Rent – TBC - We are advised by our client that all owners hold a share in the management company.

BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		70 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

