

# bushnell porter



## Hartford House, Blount Road, Pembroke Park, Portsmouth PO1 2TN



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Caretaker (Part-time)
- Dual aspect lounge/dining room
- Balcony from lounge
- Green panel effect shaker design kitchen
- Two bedrooms
- Shower room
- Gas heating and double glazing
- Allocated parking space
- Visitors parking
- Viewing recommended

### Independent Estate Agents

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Other Offices in Hampshire



**A two bedroom purpose built fourth floor dual aspect apartment with balcony and roof top and tree views situated in a requested location of Pembroke Park with the added benefit of an allocated parking space.**

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

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

**LOUNGE/DINING ROOM** 15ft 1 (4.61m) x 13ft 8 (4.16m) plus dining area, bay window recess 11ft 1 (3.38m) x 4ft 4 (1.32m) dual aspect room, double glazed window, double glazed bay with adjacent double glazed door leading out onto balcony, views over roof tops, trees and towards Kings Terrace, one single one double panelled radiator, television point.

**BALCONY** 5ft 7 (1.71m) x 4ft 5 (1.35m) plus cupboard housing boiler, roof top and tree views towards Kings Terrace, views down over communal gardens and fish pond, ceramic floor tiles, double glazed window.

**KITCHEN** 11ft 1 (3.38m) x 7ft 5 (2.26m) olive green panel effect shaker design kitchen with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, space for washing machine, space for slimline dishwasher, integrated fridge/freezer, built-in brushed steel electric oven and grill, adjacent four ring electric hob with integrated cooker hood over, eyelevel brushed steel microwave, vinyl flooring, central heating control panel.

**BEDROOM 1** 13ft 8 (4.16m) x 11ft 1 (3.37m) double glazed window with tree and roof top views and communal gardens, fish pond, single panelled radiator, built-in double wardrobes via panel effect doors, one mirror fronted concealing hanging rail and storage shelf space.

**BEDROOM 2** 13ft 8 (4.16m) x 8ft 7 (2.63m) double glazed window with tree and roof top views, communal garden views overlooking fish pond, single panelled radiator.

**SHOWER ROOM** 7ft 6 (2.29m) x 5ft 8 (1.74m) three piece suite comprising walk-in shower cubicle with two tiled walls, glazed screen, shower mixer, pedestal wash hand basin with chrome taps, close coupled wc., tiled shelf, tiling to all walls from floor to ceiling with decorative picture rail tile, chrome towel/radiator, vinyl flooring.

**OUTSIDE** in the communal hallway there is a small storage cupboard. On the ground floor we are advised that there is an allocated car parking space denoted by the number 44 plus additional visitors parking.

**AGENTS NOTES:** an internal inspection is recommended to appreciate the size and layout of this fourth floor purpose built apartment.

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

**LEASEHOLD (With Share in The Management Company) - Lease length – 999 years from 1<sup>st</sup> January 2015**

**Maintenance charges – £1,240.00 25/12/23 – 24/06/24 and £1,240.00 25/06/24 – 24/12/24**

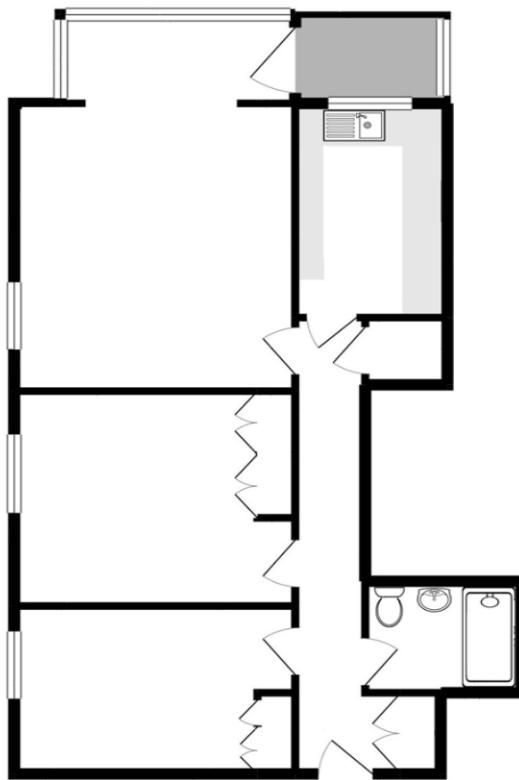
**Ground Rent – Peppercorn**

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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		79 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

