

15 Lingfield Court, Blount Road
Old Portsmouth, PO1 2TB
Asking Price £200,000

cogroves
Sales, Rentals and Block Management

15 Lingfield Court, Blount Road, Old Portsmouth, PO1 2TB

2 BEDROOM 3RD FLOOR APARTMENT WITH LIFT, GARAGE, BALCONY AND SEA VIEWS. THE PROPERTY COMES WITH NO CHAIN & THE CURRENT OWNER WILL BE EXTENDING THE LEASE TO 999 YEARS. The accommodation comprises 2 double bedrooms, good size lounge/dining room, bathroom with separate WC. Other benefits include double glazing, good storage space and situated within this well maintained block. Conveniently located in Old Portsmouth close to Southsea seafront, Southsea Common, Portsmouth Harbour, Gunwharf Quays, mainline train stations, shops, bars, restaurants and bus routes.

Communal Entrance
Security intercom providing access to communal hall with stairs and lift to 3rd floor. Flat front door to:

Entrance Hall
Two double fitted cupboards, radiator, textured ceiling, wall mounted security entry phone.

Lounge/Dining Room
19'11 x 17'5 (6.07m x 5.31m)
Double aspect room with double glazed window to side, double glazed bay window to front and double glazed doors to balcony, offering sea views. Two radiators, coved and textured ceiling,

Balcony
10' x 5'2 (3.05m x 1.57m)
Views towards The Solent, space for small table and chairs.

Kitchen
13' x 7'6 (3.96m x 2.29m)
Single drainer stainless steel sink unit with wall and base cupboards, work surfaces over. Electric cooker, washing machine, fridge freezer, part tiled walls, vinyl flooring, textured ceiling, double glazed window to side.

Bedroom 1
13'1 x 13'1 (3.99m x 3.99m)
Double glazed window to front, radiator.

Bedroom 2
13' x 12'5 (3.96m x 3.78m)
Double glazed window to front, radiator, double wardrobe.

Bathroom
7'11" x 6'0" (2.43 x 1.83)
Bath with shower attachment, wash hand basin, part tiled walls, vinyl flooring, textured ceiling, heated towel rail.

WC
5'9 x 2'7 (1.75m x 0.79m)
WC, wash hand basin with cupboards below, textured ceiling, vinyl flooring.

Garage
Up and over door.

Additional Information
Tenure - Leasehold
Length of Lease - The current owner will be extending the lease to 999 years. Current lease is 125 years from 19/06/1972 - 71 Years remaining approximately.
Service Charge £4663.86pa - Includes maintenance charge, buildings insurance, water and communal heating
Ground Rent - Peppercorn
Council Tax - Band D

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

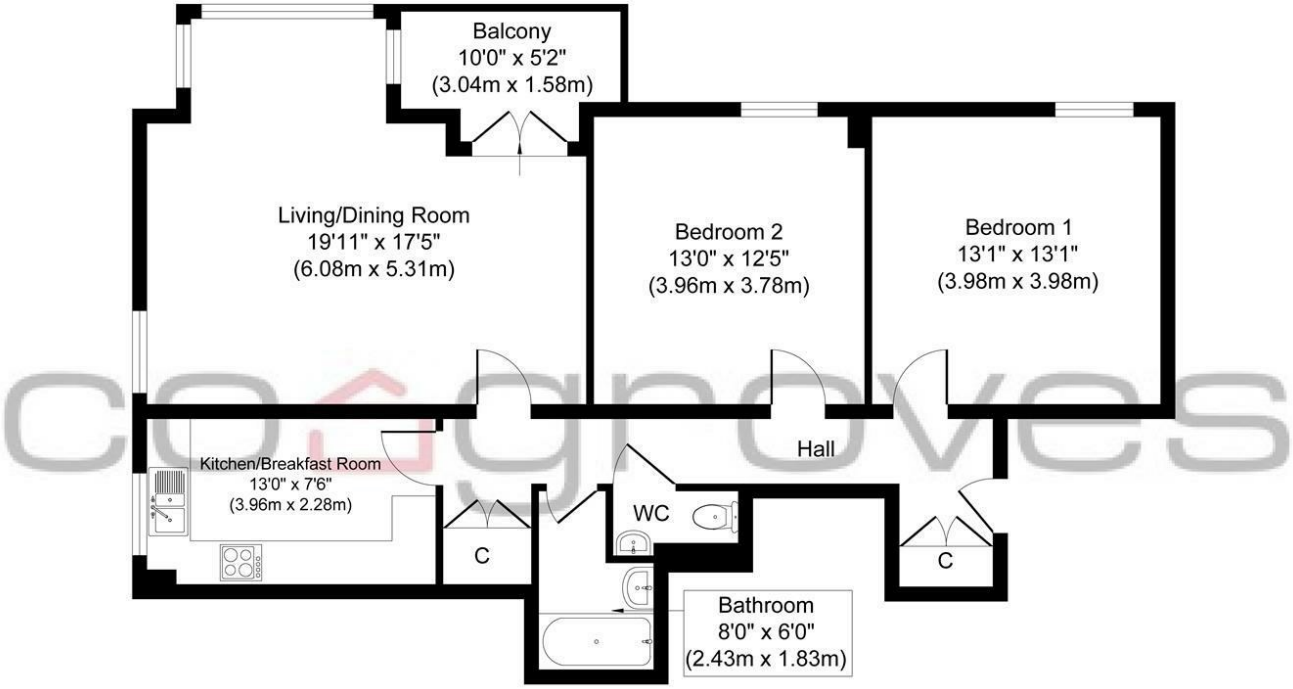
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.









Approximate Floor Area
922 sq. ft
(85.66 sq. m)

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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.The measurements should not be relied upon for valuation, transaction and/or funding purposes This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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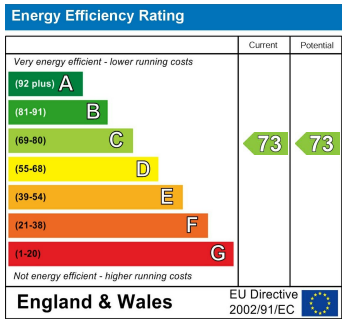

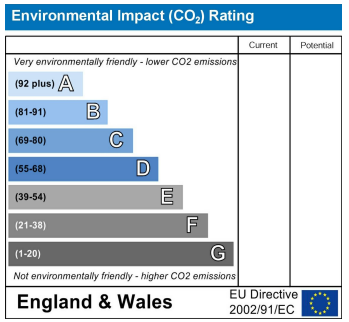

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