



30 Regency Court, King Charles Street, Portsmouth, Hampshire, PO1 2RR

TOWN & COUNTRY
SOUTHERN

- A Penthouse Apartment with Outstanding Views
- Three Double Bedrooms, En-Suite & Shower Room
- 17' Lounge
- 17' Kitchen/Dining Room
- Gated Allocated Parking & Lock-up Store
- Amenities, Motorway & Rail Links are Nearby
- Close to Gunwharf Quays & Victorian Waterfront
- Viewing Highly Recommended
- Council Tax Band E - Portsmouth City Council
- £450,000 Leasehold

PROPERTY SUMMARY

Nestled in the heart of historic Old Portsmouth sits this impressive top floor penthouse apartment with uninterrupted views towards the Spinnaker Tower, Gunwharf Quays, Camber Docks and the International Ferry Port, ideally located for short strolls to the local renowned public houses, restaurants and the Victorian promenade which are just a few of the local attractions on the doorstep. The penthouse apartment has been finished to a high standard with 1,217 sq ft of living space including hallway, three double bedrooms, the primary one having an en-suite bathroom, shower room, 17' lounge and fully fitted kitchen/dining room with Juliette balcony overlooking the cobbled streets towards the Camber Docks. Gated entrance leads through to the allocated covered parking bay and useful lock-up storage. Early viewing of this apartment is strongly recommended in order to appreciate the accommodation and the enviable location on offer.

ENTRANCE

Lowered kerb leading to covered opening with wrought iron solidier railing gate with entry phone system leading to residents and visitors parking and grounds, side pedestrian gate, bin storage area, covered car port allocated to No.30. Communal main front door with entry phone system leading to hallway and staircase to all floors.

TOP FLOOR

Landing. FLAT 30

Main front door with security spy-hole leading to:



HALLWAY

Radiator, access to loft space, ceiling coving, doors to primary rooms, large built-in cupboard, entry phone system, two further built-in cupboards one with shelving and one housing Worcester boiler supplying domestic hot water and central heating (not tested), electric consumer box and stop cock.

LIVING ROOM

17' 10" into dormer window x 13' 2" (5.44m x 4.01m) Measurements taken from approx. 4'0" off floor level with slight eaves to side and front ceilings, double glazed dormer window to front aspect overlooking Camber Dock towards the harbour entrance, skylight window to one side with integrated blinds and radiator under, further double glazed dormer window to side aspect with window to side and views towards Gunwharf Quays and Spinnaker Tower, second radiator, door to:

BEDROOM 3

15' 10" x 9' 6" (4.83m x 2.9m) Measurements taken from approx. 4'0" off floor level with slight eaves to side and rear ceiling, three skylight windows with integrated blinds, radiator.

SHOWER ROOM

Large shower cubicle with glazed screen, drench style hood and shower attachment, recessed shelf, wash hand basin with cupboards under, ceramic tiled to half wall level, range of built-in shelving, chrome heated towel rail, low level w.c., shaver point and light, extractor fan, ceiling spotlights.

KITCHEN / DINING ROOM

17' 4" x 15' 0" maximum, decreasing to 14'0" at narrowest point (5.28m x 4.57m) Measurements taken from approx. 4'9" off floor level with eaves to side ceiling restricting headroom. Double glazed doors with full height windows to either side leading to Juliette balcony with views towards Camber Dock and the harbour entrance in the distance, two skylight windows with integrated blinds, tiled flooring.

Central island with breakfast bar to one side and drawers to the other, granite work surface, integrated wine rack, tall larder style cupboards with brushed steel handles, space for American style fridge/freezer, matching splashback, chrome fronted power points, inset Dietrich Horzone hob with oven under and pan drawers to either side, extractor hood, fan and light over, inset 1½ bowl stainless steel sink unit with mixer tap, integrated dishwasher with matching door, integrated Bosch washer/dryer with matching door, ceiling coving and spotlights.

BEDROOM 1

15' 0" x 11' 11" (4.57m x 3.63m) Double glazed dormer window to front aspect with views over Camber Dock towards the harbour entrance with radiator under, measurements taken from approx. 4'0" off floor level slight eaves to side and front ceilings restricting headroom, ceiling coving, skylight window.

BEDROOM 2

12' 7" x 10' 0" (3.84m x 3.05m) Measurements taken from approx. 3'9" off floor level with eaves to rear ceiling restricting headroom, two skylight windows with integrated blinds to rear aspect, radiator, range of built-in wardrobes to one wall with hanging space and shelving, door to:

EN-SUITE BATHROOM

Shower cubicle with drench style hood and separate shower attachment, close coupled w.c., pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, slight eaves to rear ceiling restricting headroom, Velux skylight window with blind, chrome heated towel rail, ceramic tiled to half wall level, tiled flooring, large mirror fronted medicine cabinet with spotlights to one side, extractor fan, ceiling spotlights.

OUTSIDE

Communal gated residents & visitors parking facilities, bin store & bike store.

GROUND RENT

N/A

MAINTENANCE

Service Charge £1299.94 per annum – paid half yearly

TENURE

Leasehold – Share of Freehold

999 years commencing 1988 – 961 years remaining.

AGENTS NOTES

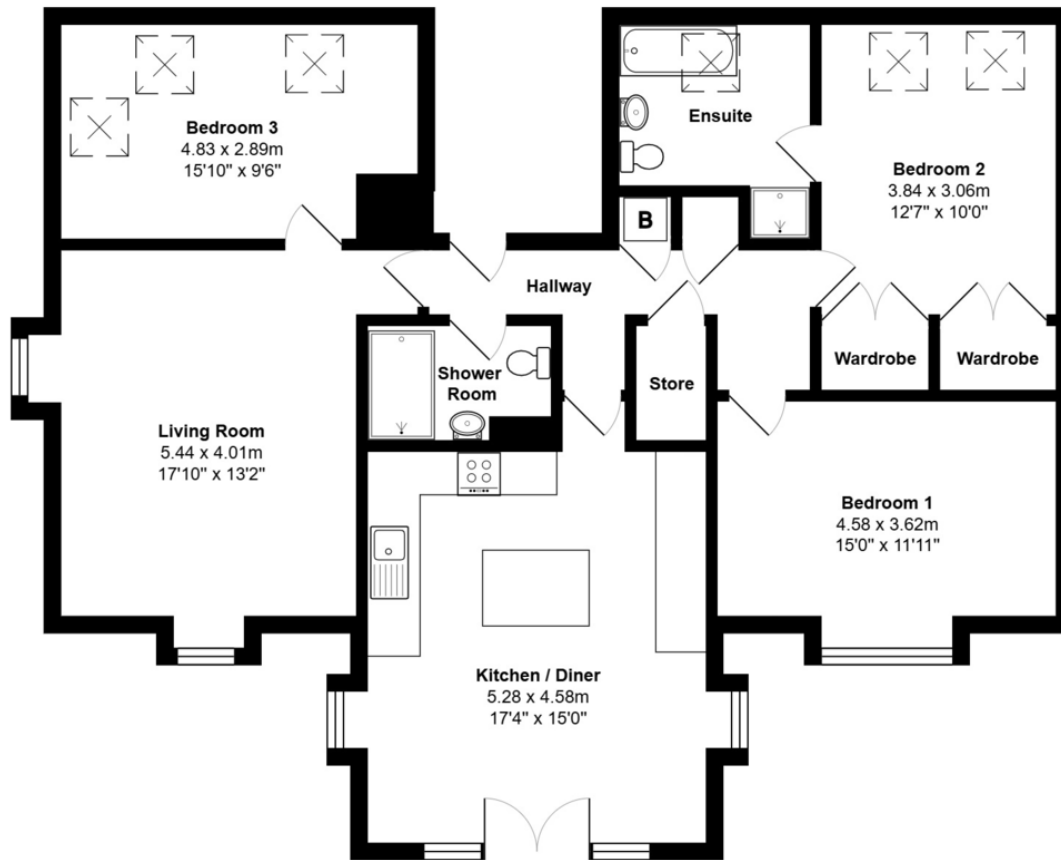
Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 113.0 m² ... 1217 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	79	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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