



Flat 55, Lombard Court Lombard Street, Portsmouth

Offers in Region of £330,000





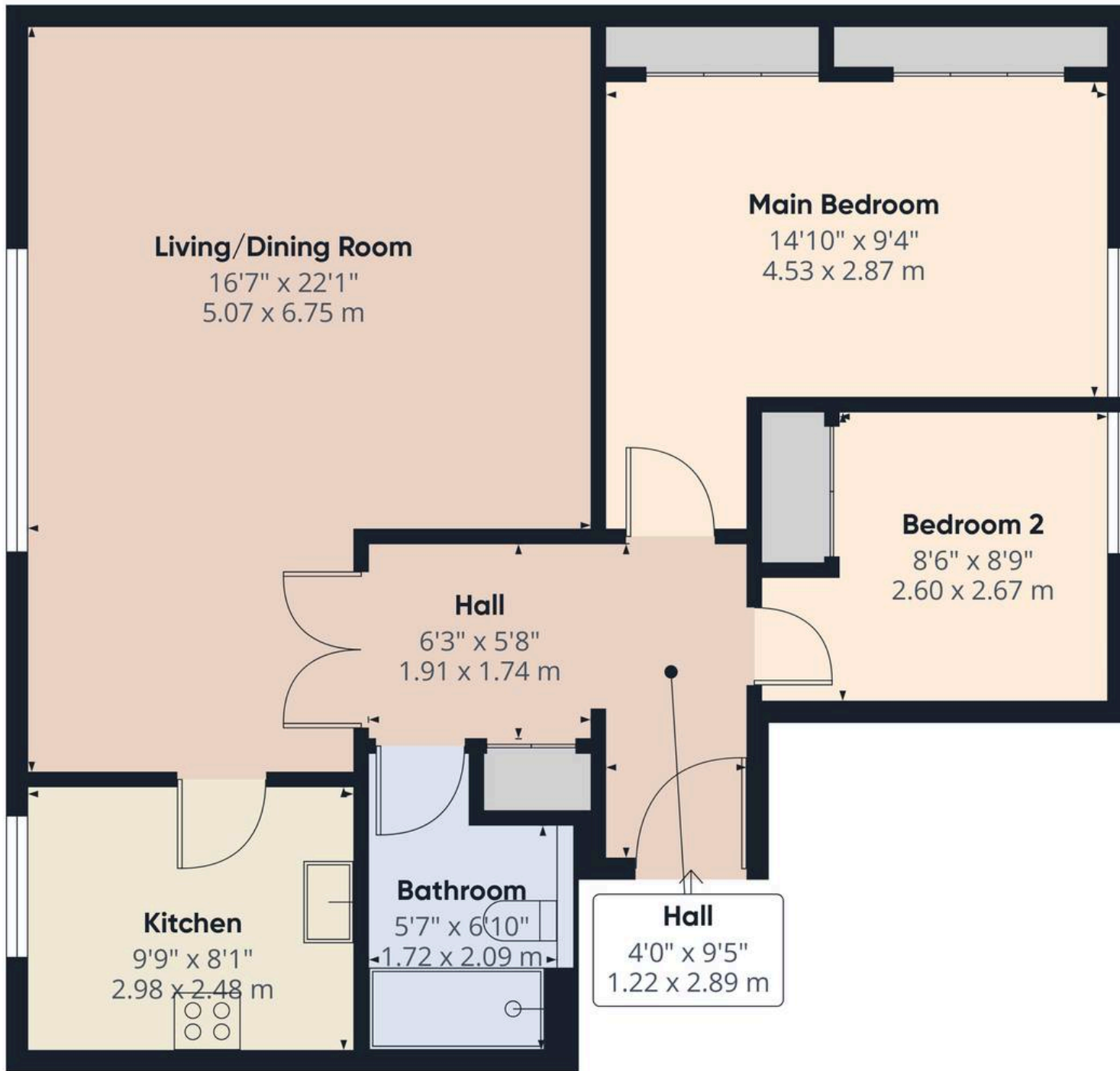
## Flat 55

Lombard Court Lombard Street, Portsmouth

This well presented third-floor flat combines comfort, practicality, and style, making it ideal for professionals, couples, or small families. A welcoming hallway leads into a bright and spacious living and dining area, perfect for everyday living and entertaining. Neutral décor throughout creates a calm, modern feel while offering a blank canvas for personalisation. The fitted kitchen provides ample storage and generous worktop space. Both bedrooms are well proportioned with built-in storage, maximising usable space. The contemporary shower room features sleek fittings, while lift access within the purpose-built development adds everyday convenience. Secure residents' parking and a private garage provide valuable additional parking and storage. The versatile layout also suits those needing a home office, guest room, or hobby space. Ideally located close to local amenities, transport links, and attractions, this attractive flat offers excellent move-in-ready appeal.

Material Information • Tenure: Leasehold • Council Tax: Band D • Electricity: Mains Supply • Heating: Electric • Water Supply: Mains Supply • Sewage: Mains Supply • Broadband: Standard, Superfast and Ultrafast Fibre are all available in this area • Parking: Garage and Residents Parking • Mobile: Ofcom official website checker states that EE, Vodafone, O2 and Three available in the area • Flood Risk: Very Low Risk



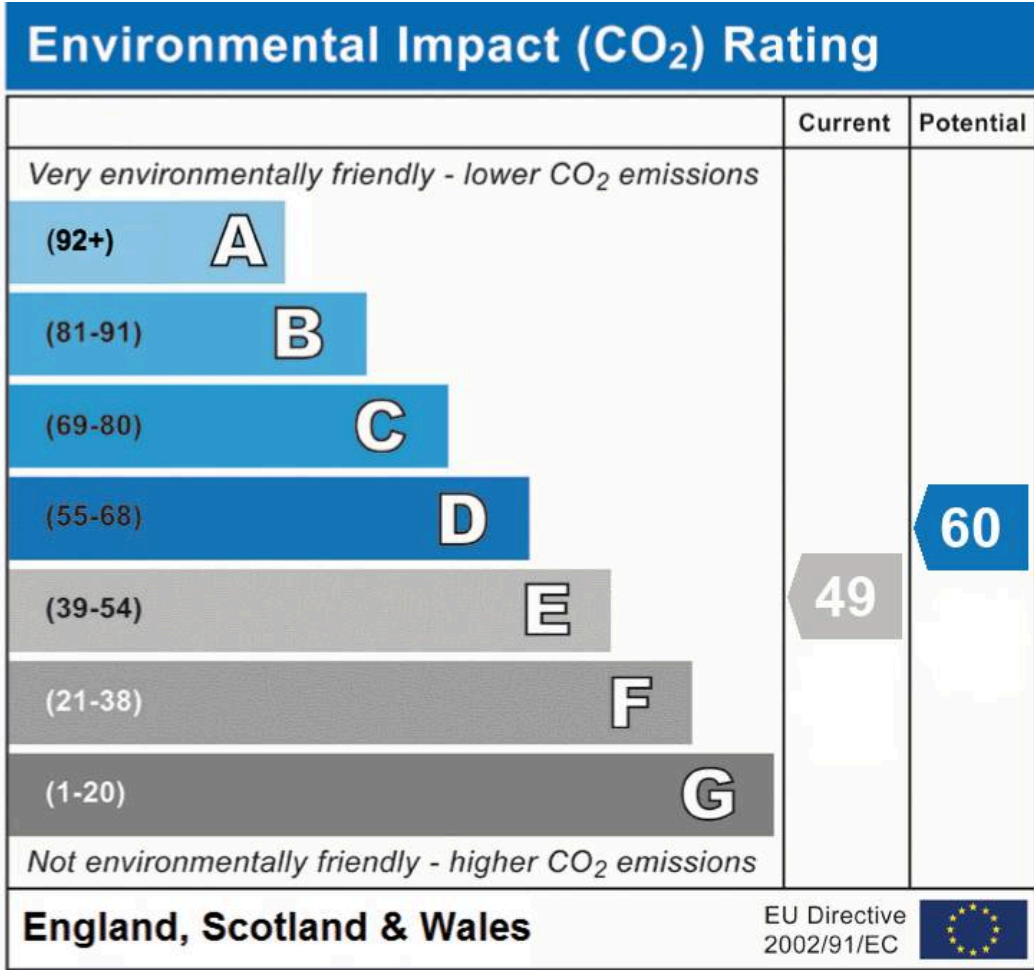
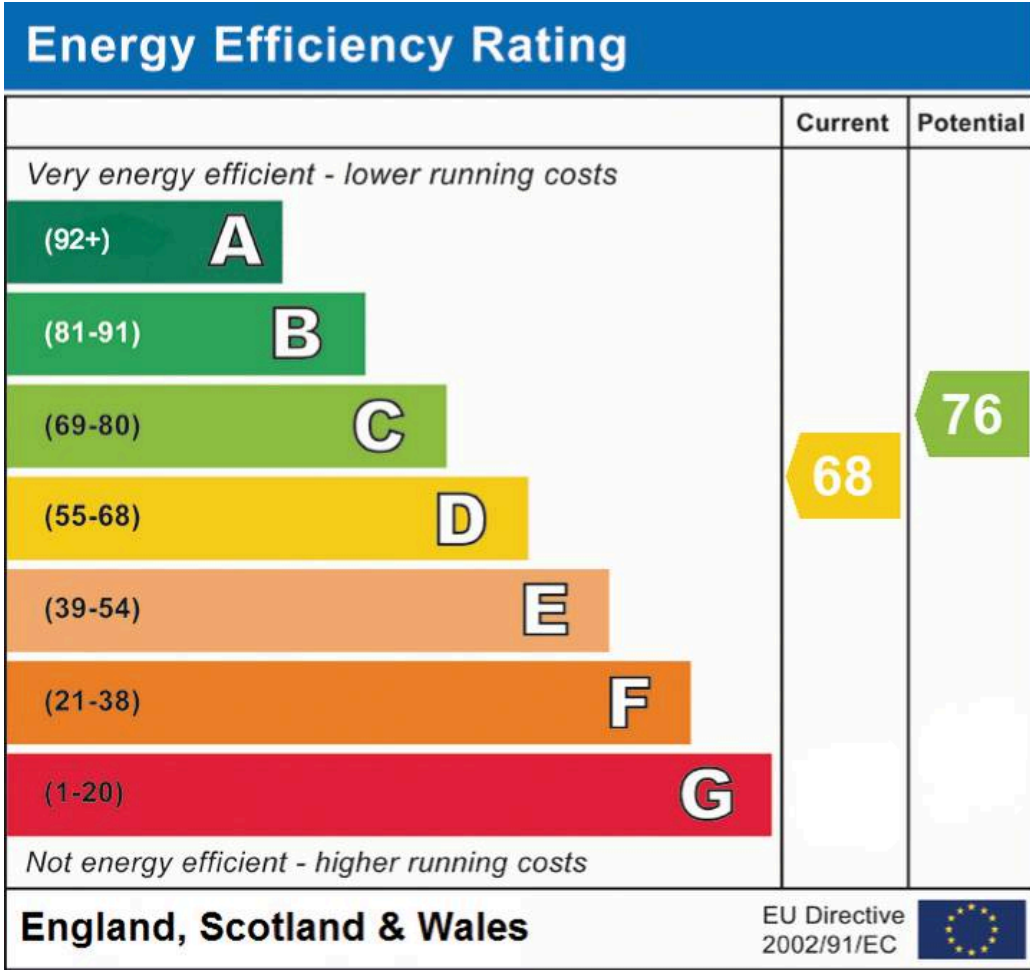


Approximate total area<sup>(1)</sup>  
 814 ft<sup>2</sup>  
 75.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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