Nesbits

Established 1921

Flat 51 Brunel Court, Nutfield Place, Buckland, Portsmouth, PO1 4JB

Price £75,000

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Very convenient City Centre location for this unusually SPACIOUS TWO DOUBLE BEDROOM TOP (2nd) FLOOR RETIREMENT FLAT (55+) available now with 75% SHARED OWNERSHIP. Comprising fifty-five apartments, 'Brunel Court' is a modern, three-storey development constructed in 2006 specifically to meet the needs of retired persons. Within its own tree-planted gardens, the building occupies a prominent corner position at the junction of Nutfield Place/Clarendon Street with Lake Road - adjacent Lake Road Health Centre, less than half a mile from Commercial Road Shopping Precinct, and with ready access to a wide range of public amenities. Amenities, both shared and individual, are extensive, including: on-site care, communal garden, two lifts, residents' lounge, two guest rooms, assisted bathroom, laundry room, buggy store, video entry system, double-glazing and underfloor heating.

Flat 51 itself is available now to the open market with the further asset of NO ONWARD CHAIN. Whilst in need of an element of refurbishment (and keenly priced accordingly), this is seen as an appealing 'blank canvas' opportunity for a buyer looking for rather more generous living space than is provided by the typical retirement flat. Full details are given as follows and early inspection is urged:

Canopied approach to automatic, sliding main entrance doors, having SECURITY ENTRY SYSTEM, to:

LOBBY
Further pair of similar doors to:

RECEPTION HALL
Stairs and two passenger lifts to upper floors.

SECOND FLOOR LANDING
Access to Assisted Bathroom.

FLAT 51

ENTRANCE HALL
17'5 x 9'7 (5.31m x 2.92m)
'L'-shaped, measured to extremes. Coved ceiling. Circuit breakers. Video security intercom telephone. Built-in cloaks and storage cupboard.

SHOWER ROOM & W.C.
7'11 x 7'5 (2.41m x 2.26m)
White suite comprising: low flush w.c., pedestal handbasin with mixer tap, walk-in shower over free-draining floor. Emergency pull-cord. Door from Bedroom 1.

DUAL-ASPECT LIVING ROOM
16'5 x 14'11 (5.00m x 4.55m)
Coved ceiling. Square bay window to rear elevation having UPVC double-glazing. Pair of doors to Bedroom 1, similar to:

KITCHEN
10'7 x 7'11 (3.23m x 2.41m)
Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink with mixer tap, electric oven, and 4-ring electric hob with extractor canopy. UPVC double-glazed window.

BEDROOM ONE
19'2 x 10'2 (5.84m x 3.10m)
Coved ceiling. UPVC double-glazed window to side elevation. Pair of double built-in wardrobes with mirrored, sliding doors; additional fitted wardrobe together with a shelved storage cupboard.

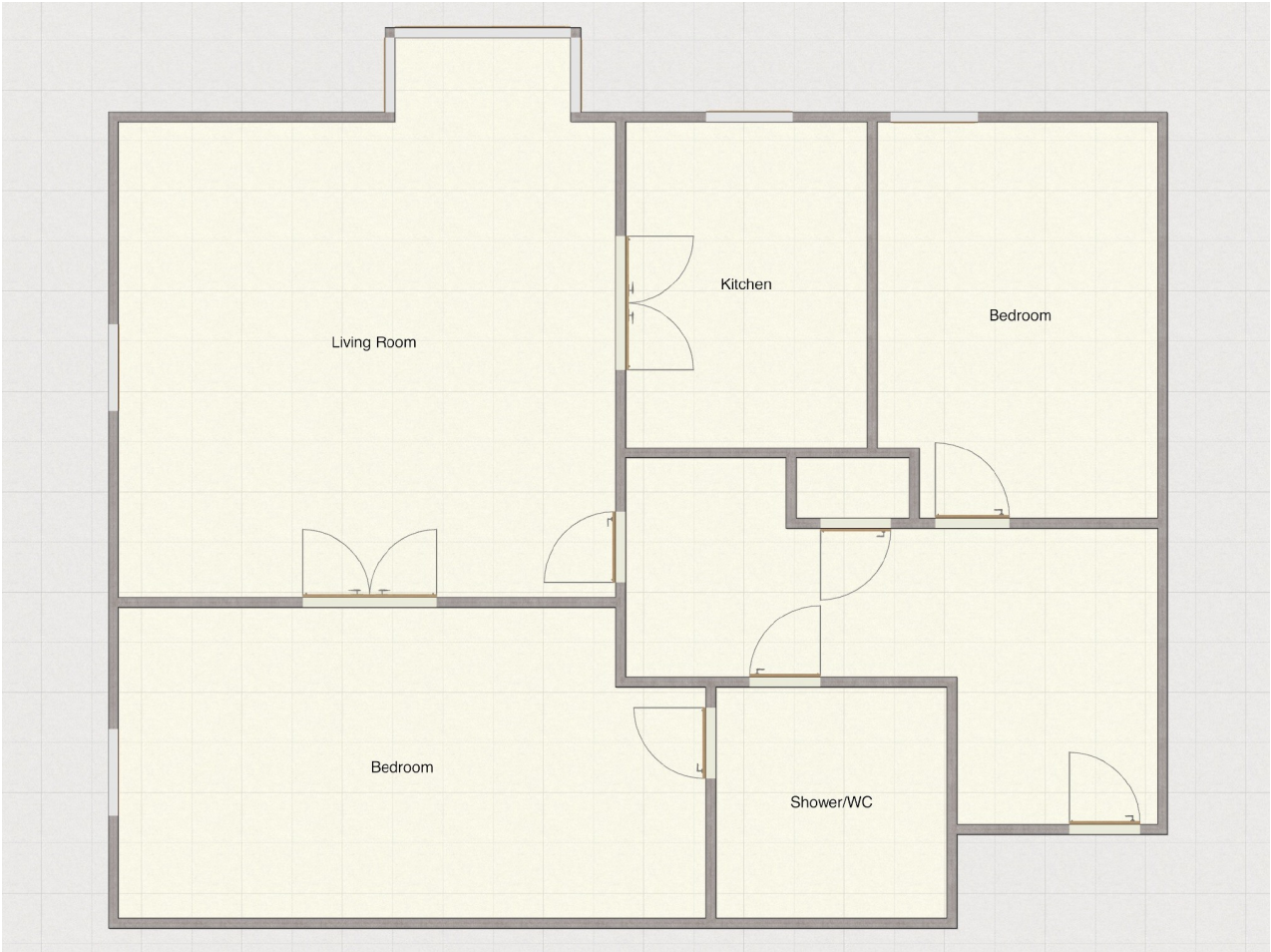
BEDROOM TWO
13'0 x 9'2 (3.96m x 2.79m)
Coved ceiling. UPVC double-glazed window to rear elevation. Fitted open wardrobe.

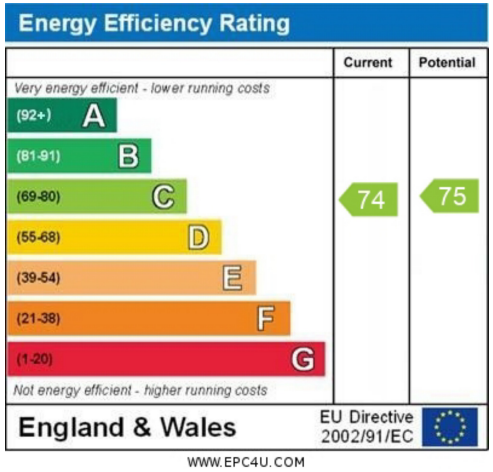
OUTSIDE
Communal garden with seating. Limited off-street parking.

GENERAL INFORMATION
Tenure: 125 years leasehold from 10.4.2006 (106 years remaining).
Rent/Service Charge: £590.37 per month (to include Support Charge and Utility Charge).
Council Tax: Band 'B' - £1,782.44 per annum (2026-27).

EPC
Energy Rating 'B' (Floor Area 79 sq m approx.)

VIEWING
By appointment with SOLE AGENTS,
D.M. NESBIT & CO.
(17949/054397)





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