



**Nesbits**

Established 1921

**Flat 3 Hartford House, Blount Road, Pembroke Park, Old Portsmouth, PO1 2TN**

**Price £239,950**

## Flat 3 Hartford House, Blount Road, Pembroke Park, Old Portsmouth, PO1 2TN

Within a select and sought-after private estate, very keenly priced, and well-presented, this spacious TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT benefits from allocated parking, central heating, double-glazing, secure entry, equipped kitchen, and 19ft x 16ft living room with balcony. An opportunity considered ideal for a variety of new owners, including first time buyers and those downsizing. The consistently popular Pembroke Park Estate lies some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct), a short walk from Old Portsmouth's many historic attractions, and convenient to a wide range of public amenities.



Flat 3 is available now to the open market with the further asset of NO ONWARD CHAIN. Full details are given as follows and early enquiry is urged:

Brick-paved and ramped approach to automatic main front door, with SECURITY ENTRY SYSTEM, through to:

### **RECEPTION LOBBY**

Stairs and twin lifts to upper floors.

### **INNER HALL**

With useful LOCK-UP STORE CUPBOARD.

### **FLAT 3**

#### **ENTRANCE HALL**

Length: 23'5 (7.14m) Built-in cloaks and storage cupboard with electricity meter. Built-in cupboard having replacement hot water tank together with space for tumble dryer.

#### **SHOWER ROOM**

(formerly having bath). Contemporary white suite comprising: rectangular handbasin with mixer tap plus drawers under, walk-in tiled shower with fitted seat. Vertical radiator/towel rail.

#### **CLOAKROOM & W.C.**

White suite comprising: low flush w.c. and handbasin with tiled splashback.

#### **KITCHEN**

10'5 x 8'10 (3.18m x 2.69m)

Fitted and equipped with: base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel sink unit with mixer tap, fan-assisted electric oven, and 4-ring ceramic hob with extractor canopy. Space for upright 'fridge/freezer; plumbing for washing machine. Cupboard housing 'Worcester' gas fired central heating and hot water boiler. UPVC double-glazed window. Wood-laminate flooring.

#### **BEDROOM ONE**

14'0 x 11'8 (4.27m x 3.56m)

UPVC double-glazed window. Pair of double fitted wardrobes. Double panel radiator.

#### **BEDROOM TWO**

14'0 x 9'11 (4.27m x 3.02m)

UPVC double-glazed window. Pair of double fitted wardrobes. Single panel radiator.

#### **LIVING & DINING ROOM**

19'3 x 16'5 (5.87m x 5.00m)

A dual-aspect room with UPVC double-glazing to its square bay and to another window. Coved ceiling. Two double panel radiators. UPVC double-glazed door to:

#### **BALCONY**

6'10 x 4'3 (2.08m x 1.30m)

Partially enclosed by UPVC double-glazing. Tiled floor.

### **OUTSIDE**

'Hartford House' residents, their family and friends, may enjoy the pleasant surroundings of the building's generous communal gardens which provide lawn areas, mature trees, fish pond, delightful flower borders and seating.

### **ALLOCATED CAR SPACE (No. 34)**

### **AMPLE VISITORS' PARKING**

### **GENERAL INFORMATION**

Tenure: 999 years Leasehold from 1st January 2015 (988 years remaining). The building FREEHOLD is owned by a residents' management company, the committee, on behalf of all leaseholders, working closely with a Managing Agent to ensure the efficient administration of all aspects of the building.

Service Charge: £2,500 p.a. (to include water supply).

Ground Rent: Nil.

### **COUNCIL TAX**

Band 'D' - £2,291.71 per annum.

### **EPC**

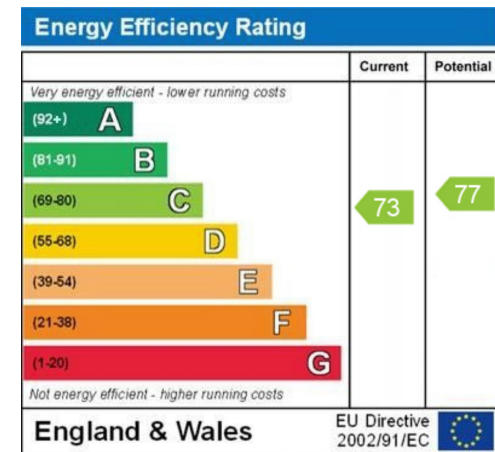
Energy Rating 'C' (Floor Area 78 sq m approx).

### **VIEWING**

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18093/060417)







WWW.EPC4U.COM

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