



HARTFORD HOUSE BLOUNT ROAD

OLD PORTSMOUTH, PO1 2TN

£269,995
LEASEHOLD

Located within the Pembroke Park Estate a front line location adjoining Southsea Seafront. Hartford House is a purpose built tower block circa 1974 with features including a double lift service, on site care taker, communal garden and residents private parking. The apartment is located on the third floor to the north east corner and enjoys double aspect views of the surrounding area. The accommodation offers two double bedrooms, a lounge dining room with access to a private enclosed balcony, modern fitted kitchen and shower room with separate W.C. The property is well maintained and has been redecorated in a contemporary style. Offered with no forward chain. Internal viewing comes highly recommended. Sole Agents Christie's Estates of Southsea



This Floor Plan Is Not Drawn To Scale & Is For Guidance Purposes Only



Third Floor Two Bed Apartment With North Easterly Orientation



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 85 |
| (69-80) C | | 72 | |
| (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 | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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