



Flat 3, Walton Court, King Charles Street
Old Portsmouth, PO1 2BP

Offers Over £270,000

co **groves**

Sales, Rentals and Block Management

Flat 3, Walton Court, King Charles Street, Old Portsmouth, PO1 2BP

2 BEDROOM FIRST FLOOR APARTMENT WITH GARAGE, VISITOR PARKING, SHARE OF FREEHOLD & OFFERED WITH NO CHAIN. Located in the requested and sought after old Portsmouth, close to seafront, Portsmouth Camber, Gunwharf Quays shopping & leisure complex offering a range of shops, bars, restaurants, cafes, bus routes and Portsmouth Harbour train station. The accommodation comprises 2 bedrooms, good size lounge/dining room with Juliet balcony, fitted kitchen with appliances, modern bathroom. Other benefits include double glazing and communal garden.

Communal Entrance

Security intercom providing access to communal hall with stairs to first floor. Flat front door to:

Entrance Hall

Security entry phone, electric consumer unit, cupboard housing hot water tank.

Lounge/Dining Room

15'3 x 13'9 (4.65m x 4.19m)
Double glazed doors to front leading to Juliet balcony, coved and textured ceiling, electric night storage heater, opening to:

Kitchen

7'3 x 9'6 (2.21m x 2.90m)
one and a half bowl stainless steel sink unit with range of wall and base cupboards with work surface over. Oven, hob, extractor, washing machine, fridge/freezer, vinyl flooring, textured ceiling. double glazed window to side.

Bedroom 1

11'8 x 10'7 (3.56m x 3.23m)
Double glazed window to rear overlooking communal garden towards Spinnaker Tower. Range of fitted wardrobes, drawers and beside cabinets.

Bedroom 2

11'8 x 7'3 (3.56m x 2.21m)
Double glazed window to rear overlooking communal garden towards Spinnaker Tower. Fitted wardrobe.

Bathroom

8'2 x 5'1 (2.49m x 1.55m)
White suite comprising bath with shower over, WC, wash hand basin with storage below, vinyl flooring, heated towel rail, double glazed window to side.

Garage

Up and over door.

Communal Garden

Enclosed communal garden area with lawn.

Additional Information

Tenure - Tenure: Share of freehold
Length of Lease - 999 years from 01/01/1987 - 960 Years remaining approximately.
Service Charge £1500pa approximately
Estate Charge - £500pa approximately
Ground Rent - N/A
Council Tax - Band C

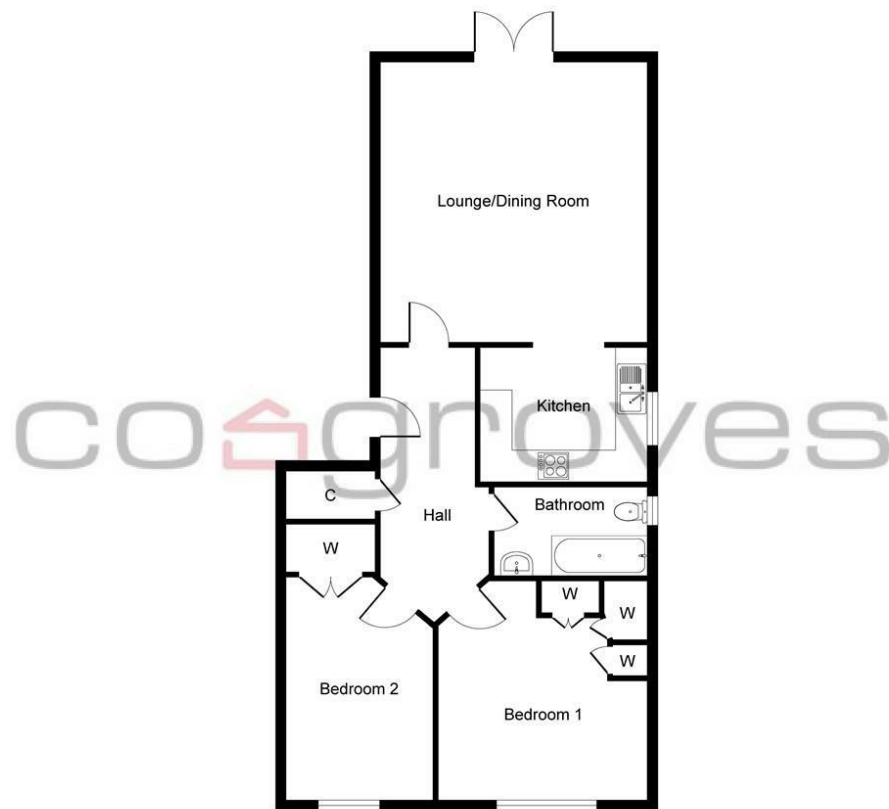
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be

confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	79
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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