

# bushnell porter



## Heatherley Court, Outram Road Southsea PO5 1QX



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge
- Side aspect kitchen
- Two bedrooms
- White bathroom suite
- Gas central heating
- Double glazing
- Allocated parking space
- Central Southsea location, no chain



### Independent Estate Agents

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Registered in England and Wales No. 3184424 Registered Office: Gateway House, Tollgate, Chandlers Ford SO53 3YA

Other Offices in Hampshire



**A two bedroom second floor dual aspect purpose built flat with gas central heating and double glazing and allocated parking. No forward chain.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, lift and stairs to all floors, ground floor storage cupboard.

**OWNERS ENTRANCE HALL** doors to all rooms, single panel radiator, three built-in storage cupboards which conceal gas and electric meters, security entrance phone.

**LOUNGE** 15'2 x 11' front aspect room via double glazed windows with front aspect views overlooking trees and Outram Road, double panel radiator, further single panel radiator, television point, coved ceiling.

**KITCHEN** 12' x 7'1 side aspect room via double glazed window, kitchen comprising of a single bowl single drainer inset sink unit with chrome taps over, White rolled edge work surfaces with tiled splashback, range of storage cupboards and drawers below, two eye level glazed storage cupboards, further larder cupboard, space for cooker, space for free standing fridge\freezer, space for washing machine, breakfast bar area, vinyl flooring.

**BEDROOM 1** 12'1 x 10'1 side aspect room via double glazed window, double panel radiator, built-in double wardrobe via panel effect doors concealing hanging rail and storage shelf space, coved ceiling.

**BEDROOM 2** 11' x 7'1 front aspect room via double glazed window overlooking trees and Outram Road, single panel radiator, built-in double wardrobe via panel effect doors, concealing hanging rail and storage shelf space, coved ceiling.

**BATHROOM** White three piece suite comprising a panel enclosed bath with chrome bath mixer and electric shower mixer over, tiled surround, glazed shower screen, ceramic vanity basin with chrome monobloc mixer tap, set in White rolled edge work surface with tiled splashback, White gloss storage cupboards below with brushed steel effect furniture, close coupled w.c. with concealed cistern, wall mounted mirror, rear aspect frosted double glazed window, ceramic floor tiles, double panel radiator, plain plastered ceiling.

**OUTSIDE** There is a ground floor store cupboard and an allocated parking space

**PARKING PERMIT ZONE - MC- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>**

**COUNCIL TAX – Portsmouth City Council – Band B - £1,782.44 (2026/2027)**

## **LEASEHOLD**

**Lease length – 169 Years from 25<sup>th</sup> March 2015**

**Maintenance charges – Quarterly Currently £364.19**

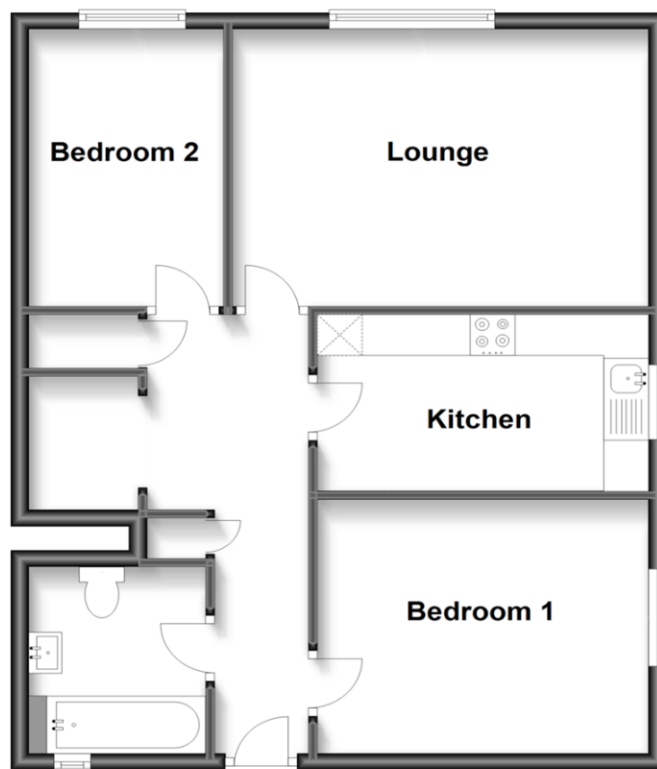
**Ground rent – Quarterly Currently £3.00**

**BROADBAND/MOBILE SUPPLY CHECK – online at 'Ofcom checker' OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED. We are obliged to inform you that we intend offering to prospective purchasers financial assistance, assurance, insurance and estate agency services together with any other special offers which may be available from time to time from which we may receive additional commission or introductory fees.** The information in these particulars is intended to help you decide whether you wish to view this property and to avoid wasting your time in viewing unsuitable properties. Any photographs used are reproduced for general information and it must not be inferred that any item is included for sale with the property. We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by Bushnell Porter with regard to the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

