

**FLAT 3 GIEVES APARTMENTS
23 THE HARD, PORTSMOUTH,
PO1 3DT**



£285,000 Leasehold

SPACIOUS TWO BEDROOM FLAT WITH NO FORWARD CHAIN! This second floor apartment is located in The Hard, which is perfectly positioned with access to Portsmouth Harbour train station and Gunwharf Quays on your doorstep. Offered to the market with no forward chain and with spacious rooms throughout, this provides a lovely opportunity to purchase a home in a popular location. The accommodation briefly comprises; entrance hall, bathroom suite, two double bedrooms with an en-suite bathroom to the master, and a spacious open plan lounge/kitchen area. Benefitting from high ceilings, solid wood herringbone flooring, gas central heating and Juliet balconies, we feel this home shouldn't be missed. To arrange your internal viewing, please contact the Southsea branch along Marmion Road.



COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALL

Stairs to all floors, door to Flat 3.

HALLWAY

Doors to all rooms, cupboard housing wall mounted boiler, radiator, solid wood herringbone flooring.

BATHROOM

8' 5" x 6' 2" (2.59m x 1.88m)

Panel enclosed 'P' shaped bath with mixer tap and wall mounted shower attachment, low level WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas and vinyl flooring.

BEDROOM ONE

21' 9" x 10' 3" (6.63m x 3.13m)

Double glazed window to rear elevation, carpeted, built-in wardrobes, radiator, Juliette balcony, door to:-

ENSUITE

6' 2" x 5' 11" (1.89m x 1.82m)

Shower cubicle with thermostatic mixer, pedestal mounted wash basin, low level WC, tiled to principal areas.

BEDROOM TWO

9' 1" x 18' 9" (2.78m x 5.72m)

Double glazed window to front elevation, solid wood herringbone flooring, radiator, built-in wardrobes.

LIVING ROOM

16' 11" x 16' 11" (5.16m x 5.16m)

Double glazed window to rear elevation, door to Juliette balcony, radiator, part carpet and part solid wood herringbone flooring, opening to:-

KITCHEN

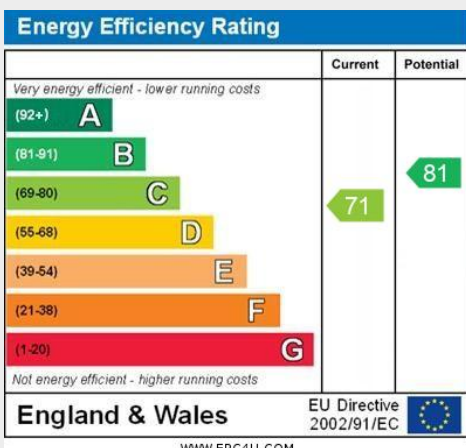
8' 2" x 11' 10" (2.49m x 3.62m)

Modern fitted kitchen comprising a range of wall and base units incorporating roll top work surfaces, stainless steel sink and drainer unit, space for 'Range' style cooker with stainless steel extractor hood over, integral dishwasher, washing machine and fridge/freezer, solid wood herringbone flooring.

AGENTS NOTE:

COUNCIL TAX

Band D.





LEASE INFORMATION:



As of May 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Chapplins

Balance of Lease: 103 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

Maintenance/Service Charges: £2,003.67 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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