Flat 5, 34 St. Thomas's Street
Old Portsmouth, PO1 2EZ
Asking Price £180,000

cogroves
Sales, Rentals and Block Management

Flat 5, 34 St. Thomas's Street, Old Portsmouth, PO1 2EZ

1 BEDROOM GROUND FLOOR APARTMENT WITH SHARE OF FREEHOLD AND OFFERED WITH NO CHAIN. Situated within this much requested and sought after area of historic Old Portsmouth. Conveniently located close to Hotwalls & beach in Old Portsmouth, Portsmouth Camber, Cathedral, ferry port, The Hard Interchange Bus & Coach Station, Portsmouth Harbour Train Station and Gunwharf Quays Leisure & Shopping Complex. The accommodation comprises a double bedroom, good size lounge and dining room, fitted kitchen, bathroom.

Entrance Lobby
3'9 x 3'4 (1.14m x 1.02m)
Double glazed front door to lobby, laminate flooring, radiator, coved ceiling, door to inner hall with storage cupboard.

Lounge/Dining Room
20' x 13'5 max measurements (6.10m x 4.09m max measurements)

Lounge Area
13'4 x 11' (4.06m x 3.35m)
Double glazed windows to front, laminate flooring, radiator, fireplace surround, picture rail, step up to:

Dining Area
13'5 x 7'9 (4.09m x 2.36m)
Laminate flooring, coved ceiling, radiator.

kitchen
8'1 x 7'5 (2.46m x 2.26m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, space for fridge freezer, part tiled walls, coved ceiling, cupboard housing gas boiler.

Bedroom
11'2 x 10' (3.40m x 3.05m)
Double glazed window to front, coved ceiling, laminate flooring, radiator, cupboard housing electric consumer unit.

Bathroom
6'4 x 5'2 (1.93m x 1.57m)
Suite comprising bath with shower attachment, shower screen, wash hand basin, heated towel rail, extractor.

Additional Information
Tenure - Share of freehold
Lease - 999 Years from 25/12/1986 - 959 years remaining
Service Charges - £2400pa which includes maintenance fees and buildings insurance. The service charges have been increased this year from £1200pa to £2400pa to cover the costs of recent repairs to the roof, but are anticipated to drop again next year.

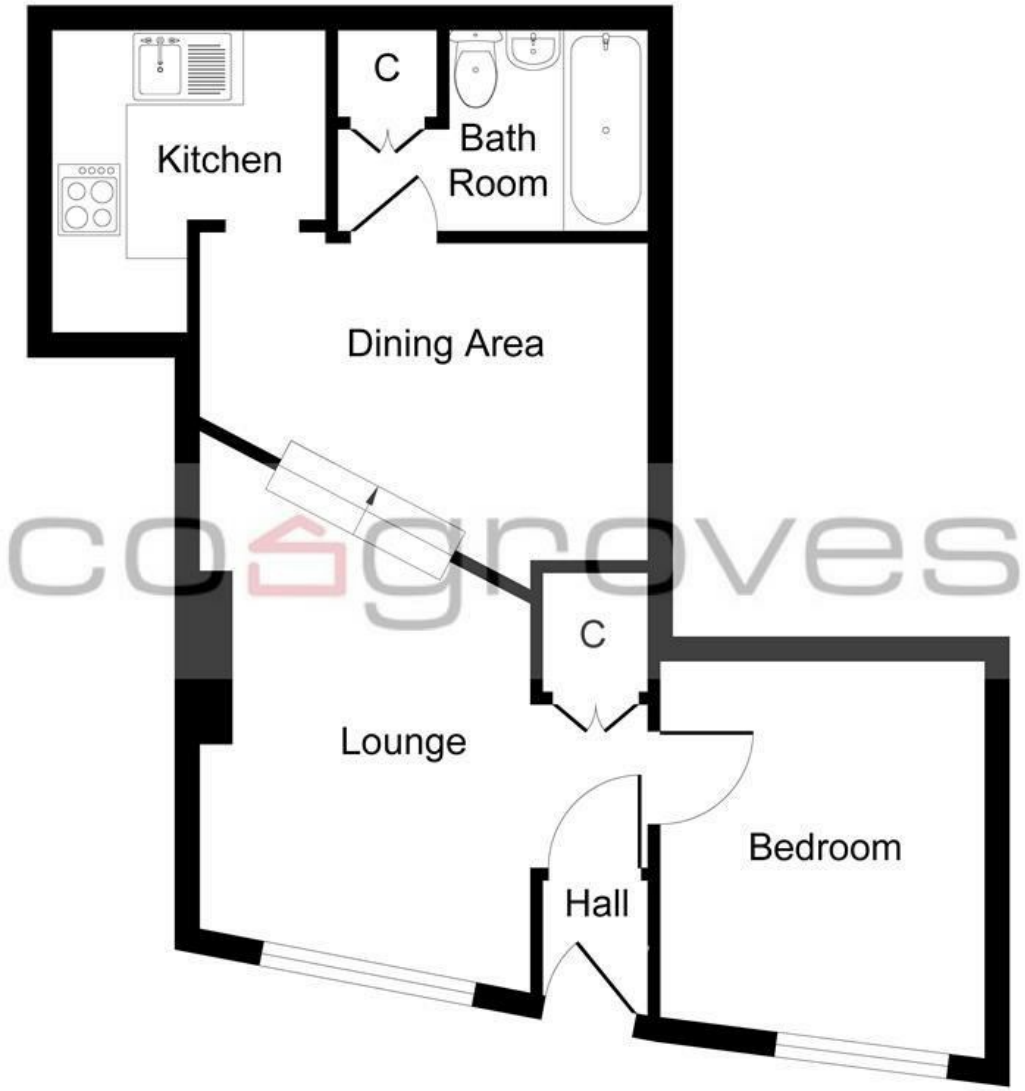
Ground Rent - N/A

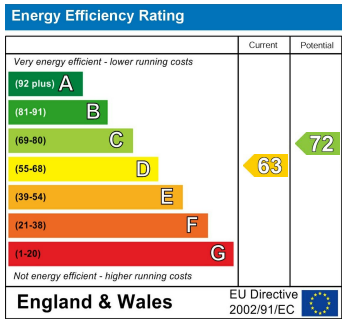
Council Tax - Band - B

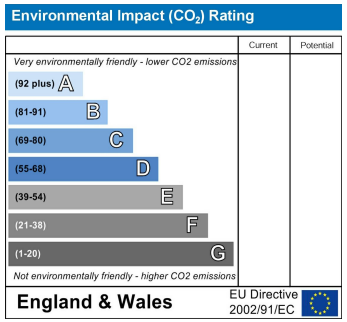
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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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