

39 MILL POND APARTMENTS
1-5 QUEEN STREET, PORTSMOUTH,
PO1 3HL



£145,000 Leasehold

ONE BEDROOM APARTMENT WITH NO FORWARD CHAIN! A well presented and spacious one bedroom apartment in a great central location! Located along Queen Street, well situated for access to the prestigious Gunwharf Quays development, the University, the hard train station and direct access out of the city. This lovely fourth floor apartment offers a good size double bedroom with a large recessed area, perfectly suited to adding a built in wardrobe, a modern fitted kitchen is open to the 22'8ft living/dining room. The home offers electric heating, double glazing and also has a modern fitted bathroom. This property is a must view, contact the Southsea office to arrange your viewing.



COMMUNAL ENTRANCE

Security entry phone system, stairs and lift to all floors, door to flat 39 on the fourth floor.

HALLWAY

Doors to all rooms, electric storage heater, built-in storage cupboard housing heating and water system.

LOUNGE/DINER/KITCHEN (OPEN PLAN)

22' 8" x 10' 9" (6.91m x 3.29m)

Two double glazed windows to side elevation, two electric heaters, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, built-in oven and electric hob with extractor hood over, integral slimline dishwasher, extractor fan, spot lights, tiled to principal areas and vinyl flooring.

BEDROOM

11' 8" x 12' 4" (3.58m x 3.77m)

Double glazed window to side elevation, electric heater, large recessed storage area.

BATHROOM

7' 0" x 5' 9" (2.14m x 1.77m)

Modern fitted suite comprising panel enclosed bath with shower over and mixer tap, low level WC, pedestal mounted wash basin with mixer tap, tiled to principal areas and laminate flooring, extractor fan, heated towel rail, spot lights.

AGENTS NOTE:

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	81
(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	
WWW.EPC4U.COM			



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Guinness Partnership Ltd.

Balance of Lease: 113 years remaining.

Ground Rent Charges: Included in Maintenance/Service Charges.

Ground Rent Review Period: Annually (April).

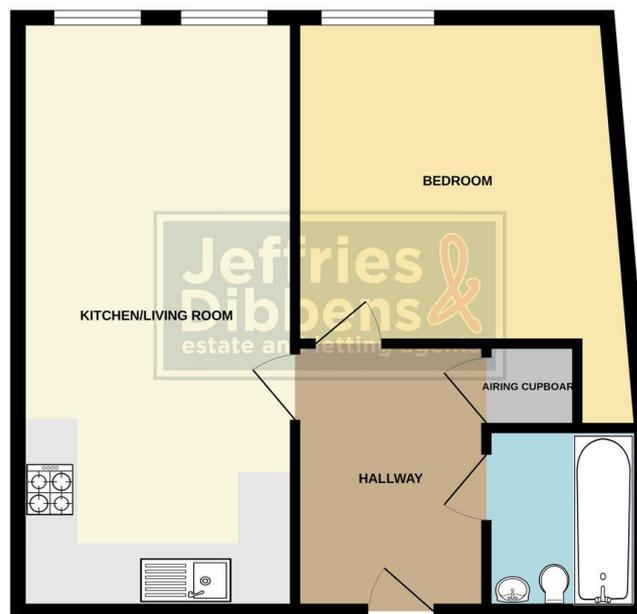
Maintenance/Service Charges: £1151.64 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charges.

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

FOURTH FLOOR



While 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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH