



## Britannia Court Trafalgar Place

Fratton Portsmouth PO1 5FF



- Communal entrance hall
- Video security entrance phone
- Kitchen/lounge dining room
- Grey wood grain shaker kitchen
- Two bedrooms
- Easterly facing lounge & bedrooms
- White bathroom suite
- Gas heating
- Double glazing
- Share in Britannia Court Management Limited
- Viewing highly recommended



Independent Estate Agents

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**A purpose built top floor two bedroom apartment with gas central heating and double glazing with a Share in Britannia Court Management Limited. Internal inspection highly recommended.**

**COMMUNAL ENTRANCE HALL** via double glazed front door with adjacent double glazed window, stairs rising to all floors, plain plastered ceiling, mains powered smoke detector, timer lighting, communal cupboard housing electric meters, television points, water stop cocks.

**TOP FLOOR** front aspect double glazed window, adjacent feature front aspect floor to ceiling double glazed window, plain plastered ceiling, communal lighting, mains powered smoke detector, doors to flats 5 and 6. On each landing there is banister and spindles on the staircase.

**OWNERS ENTRANCE HALL** wood grain effect laminate flooring, White panel effect doors to all rooms with chrome furniture, single panel radiator, plain plastered ceiling, mains powered smoke detector, cloaks cupboard with electrical trip switches and fuses.

**LOUNGE\KITCHEN** 28ft (8.55m) reducing to 9ft 7 (2.93m) x 14ft 4 (4.39m) reducing to 9ft 5 (2.97m) L shaped front aspect easterly facing open plan room via double glazed window overlooking roof tops. Lounge Area: double panel radiator, power and light points, television point, USB charger point, video security entrance phone system, wood grain laminate flooring, part sloping plain plastered ceiling. Kitchen Area: fitted with Grey wood grain panel effect Shaker design contemporary style units with chrome furniture, one and a half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect rolled edge work surfaces with White bevel edged tiled splashback, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with under and over pelmets, built-in brushed steel electric oven with four ring brushed steel gas hob and cooker hood over, space for washing machine, space for fridge, space for freezer, plain plastered ceiling with inset ceiling spotlights, mains powered smoke detector, wood grain laminate flooring.

**BEDROOM 1** 13ft 10 (4.22m) x 8ft 4 (2.56m) reducing to 5ft 10 (1.78m) easterly facing front aspect room via double glazed window overlooking roof tops, double panel radiator, power and light points, television point, plain plastered ceiling.

**BEDROOM 2** 9ft 4 (2.85m) x 9ft 5 (2.85m) plus recess, easterly facing front aspect room via double glazed window overlooking roof tops, double panel radiator, power and light points, television point, cupboard housing wall mounted boiler, plain plastered ceiling.

**BATHROOM** 6ft 2 (1.87m) x 5ft 9 (1.77m) White three piece suite comprising a panel enclosed pressed steel bath with chrome bath\shower mixer and stone effect tiled surround, pedestal wash hand basin with chrome monobloc mixer tap and pop up waste, tiled splashback, close coupled w.c., chrome towel rail\radiator, Slate effect porcelain floor tiles, plain plastered ceiling with inset ceiling spotlights, extractor fan.

**OUTSIDE** To the front there is a tarmac driveway, outside courtesy light, access to communal entrance hall with video security entrance system. To the far end there is a bin store with adjacent bicycle store.

**COUNCIL TAX – Portsmouth City Council – Band B - £1,696.27 (2025/2026)LEASEHOLD Share in Britannia Court Management Limited - Lease length – 999 years from and including 1<sup>st</sup> April 2018**

**Maintenance charges – £30.00 per month - Ground rent – £N/A**

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