



JUSTFLATS

FLAT 39 LOMBARD COURT
LOMBARD STREET,
OLD PORTSMOUTH, PO1 2HU



£280,000 Share of Freehold

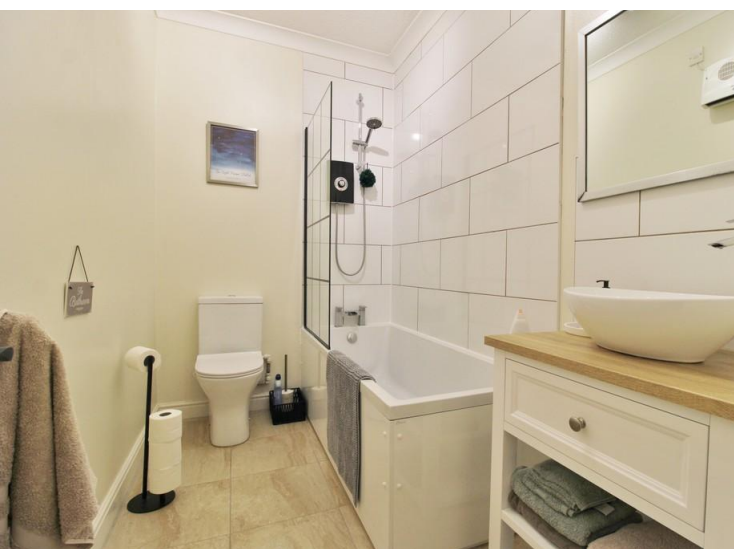
ONE BEDROOM APARTMENT WITH LOVELY VIEWS & GARAGE! An opportunity to purchase this fourth floor apartment with spectacular views of Portsmouth Harbour and Old Portsmouth. Lombard Court sits in the heart of Old Portsmouth and is widely regarded as one of the area's most desirable residential developments, offering well-tended communal gardens, a lift servicing all floors, a communal roof terrace with panoramic views of the city, and a share of the freehold. The internal accommodation has been modernised by the current owner and offers an entrance hall, double bedroom with fitted wardrobes, modern fitted bathroom, lovely kitchen and a spacious living room with built-in seats to enjoy the view. The property further benefits from a garage within the development, residents permit parking and non-allocated visitor parking. A home in this location and condition is not to be missed.

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COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALL

Stairs and lift to all floors, stairs to communal roof terrace, door to flat 39.

HALLWAY

Doors to all rooms, storage cupboard, laminate flooring.

LOUNGE

18' 5" x 11' 5" (5.62m x 3.50m)

Double glazed window to front elevation with views of The Isle of Wight, Harbour and Portsmouth Cathedral, electric storage heater, laminate flooring.

KITCHEN

10' 11" x 7' 10" (3.35m x 2.41m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, induction hob with extractor hood over, electric oven, space and plumbing for washing machine, integral dishwasher, tiled to principal areas, double glazed window to front elevation.

BATHROOM

9' 3" x 5' 2" (2.83m x 1.58m)

Panel enclosed bath with mixer tap and electric shower over, low level WC, vanity unit housing bowl basin with mixer tap, tiled to principal areas and tiled flooring.

BEDROOM

16' 6" x 9' 2" (5.04m x 2.80m)

Double glazed window to front elevation with views of The Isle of Wight and harbour. Carpeted, built-in open wardrobe and built-in double wardrobe.

GARAGE

16' 1" x 8' 8" (4.92m x 2.66m)

Situated within a block, up and over door.

COMMUNAL AREAS

Well-tended communal gardens, communal roof terrace and viewing platform with views of The Isle of Wight and Portsmouth Harbour.

PARKING

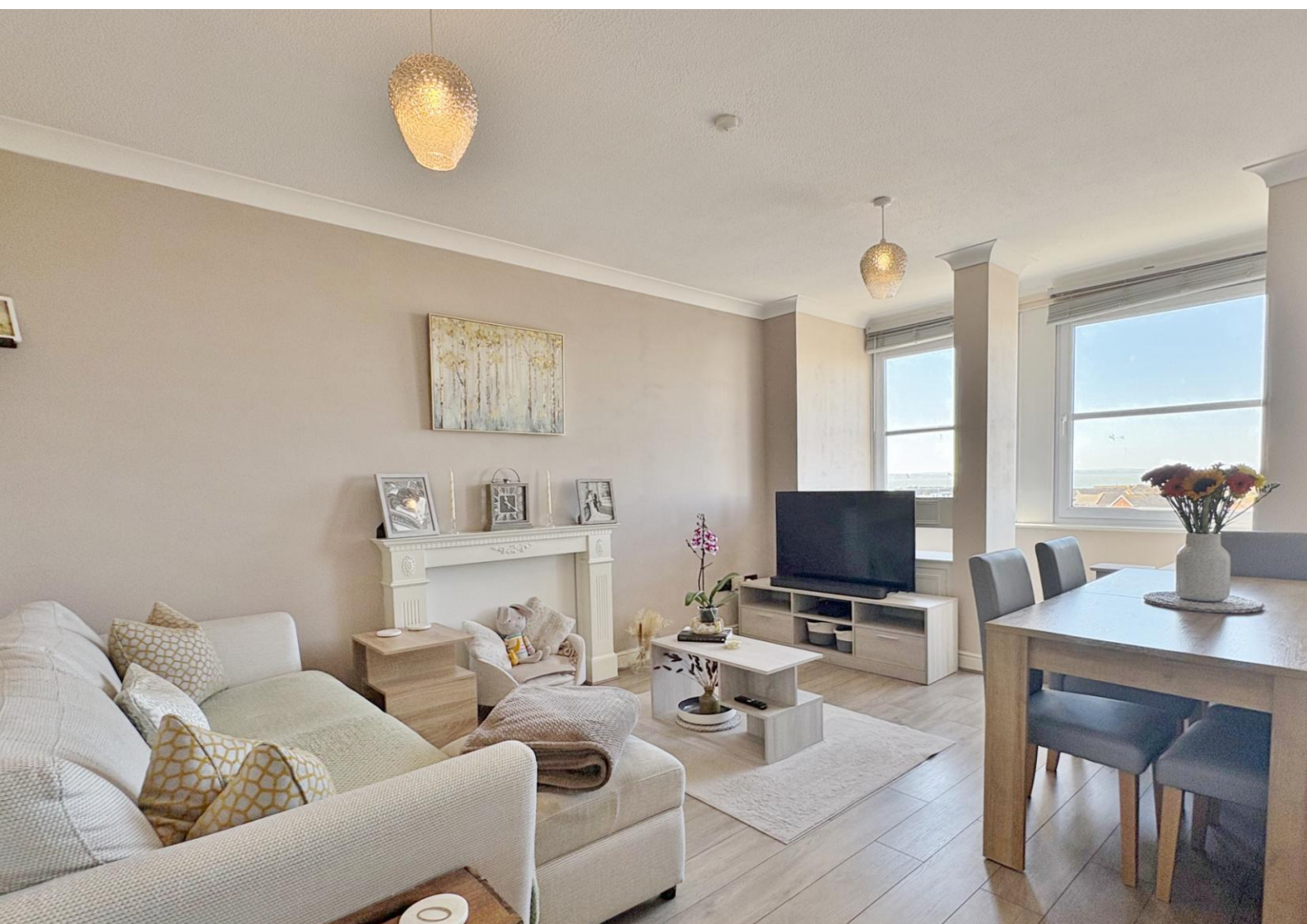
Residents permit parking, non-allocated visitors parking.

AGENTS NOTE:

COUNCIL TAX

Band B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Share of Freehold.

Landlord/Managing Agent: Dacks Southsea.

Balance of Lease: 956 years remaining.

Ground Rent Charges: N/A.

Ground Rent Review Period: N/A.

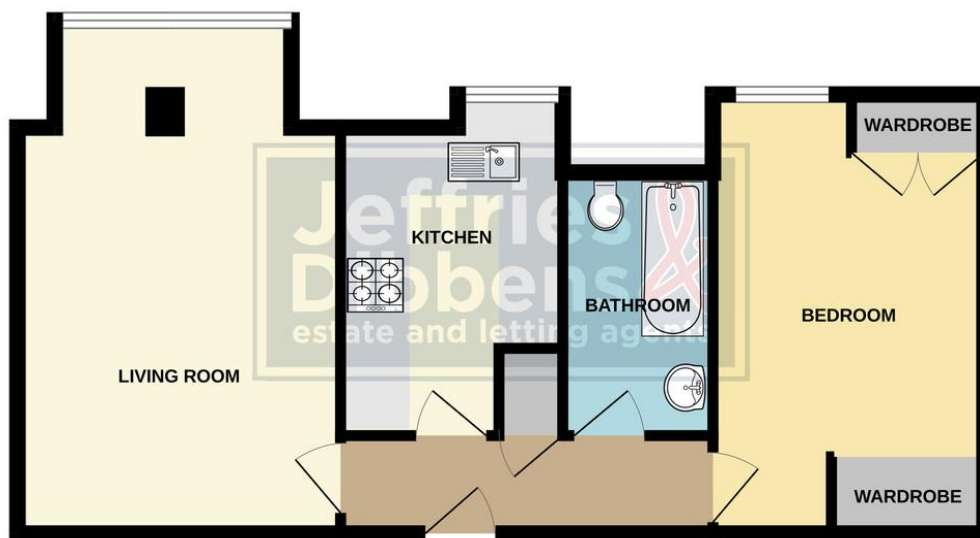
Maintenance/Service Charges: £1894.32pa (£157.86 per month). Includes Portsmouth & Southern Water.

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



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. 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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