

# LINGFIELD COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TB



£325,000

Leasehold - Share of Freehold

- Exceptional Two Bedroom Flat on the Fourth Floor
- Gas Heating & Hot Water included in Service Charge
- Recently Fully Refurbished : No Forward Chain
- Fabulous Views over Southsea Common and The Solent
- Highly Requested 'Private Estate' Location
- Two Double Bedrooms : Bathroom : Cloakroom
- Private Garage : Private Balcony: Lift Access
- Share of Freehold : remainder of a 999 year lease







## In Brief

We have pleasure in marketing for sale this **FANTASTIC** two bedroom fourth floor apartment. A highly requested modern purpose built block within the **GATED**, former Garrison Barracks of Pembroke Park. Having been tastefully renovated; the property boasts views across Southsea Common and **THE SOLENT**.

A short stroll to Palmerston Road, Old Portsmouth and the impressive **MARINA**, shopping and leisure complex at Gunwharf Quays; transport services to London (Waterloo) and the Isle of Wight can also be found nearby.

Benefitting from stair & **LIFT** access to all floors, the property comprises: Entrance hallway with storage cupboards, two double bedrooms, cloakroom, bathroom, kitchen/breakfast room, living/dining room leading to the **PRIVATE BALCONY**.

With a share of the freehold, **LONG LEASE**, gas heating and water bills included in the service charge plus a **PRIVATE GARAGE** - early viewings are recommended to avoid disappointment!

**£325,000**

## KEY FACTS

**TENURE:** Leasehold - Share of Freehold  
**TERM:** Remainder of 999 year lease from 2013  
**SERVICE CHARGE:** £4,500.00 per annum  
**GROUND RENT:** N/A  
**COUNCIL TAX BAND:** 'D'  
**EPC RATING:** 'C'





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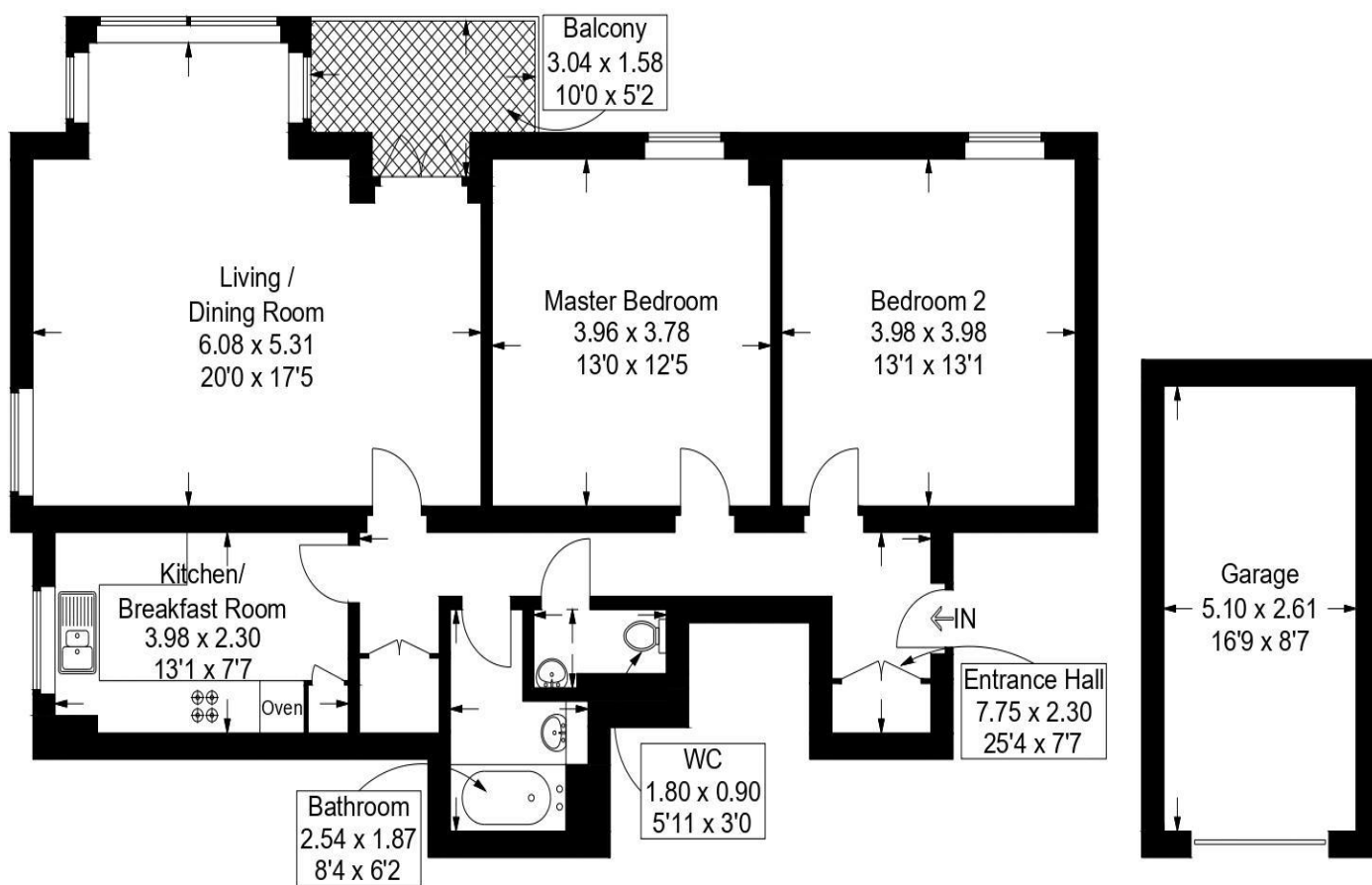


## Lingfield Court, Blount Road, Old Portsmouth

Approximate Gross Internal Area = 88.1 sq m / 948 sq ft

Outbuilding = 13.5 sq m / 145 sq ft

Total = 101.6 sq m / 1093 sq ft



### Fourth Floor

### Outbuilding

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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