

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



fry&kent



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.

Benefiting 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'



LINGFIELD COURT

OLD PORTSMOUTH | HAMPSHIRE | PO1 2TB





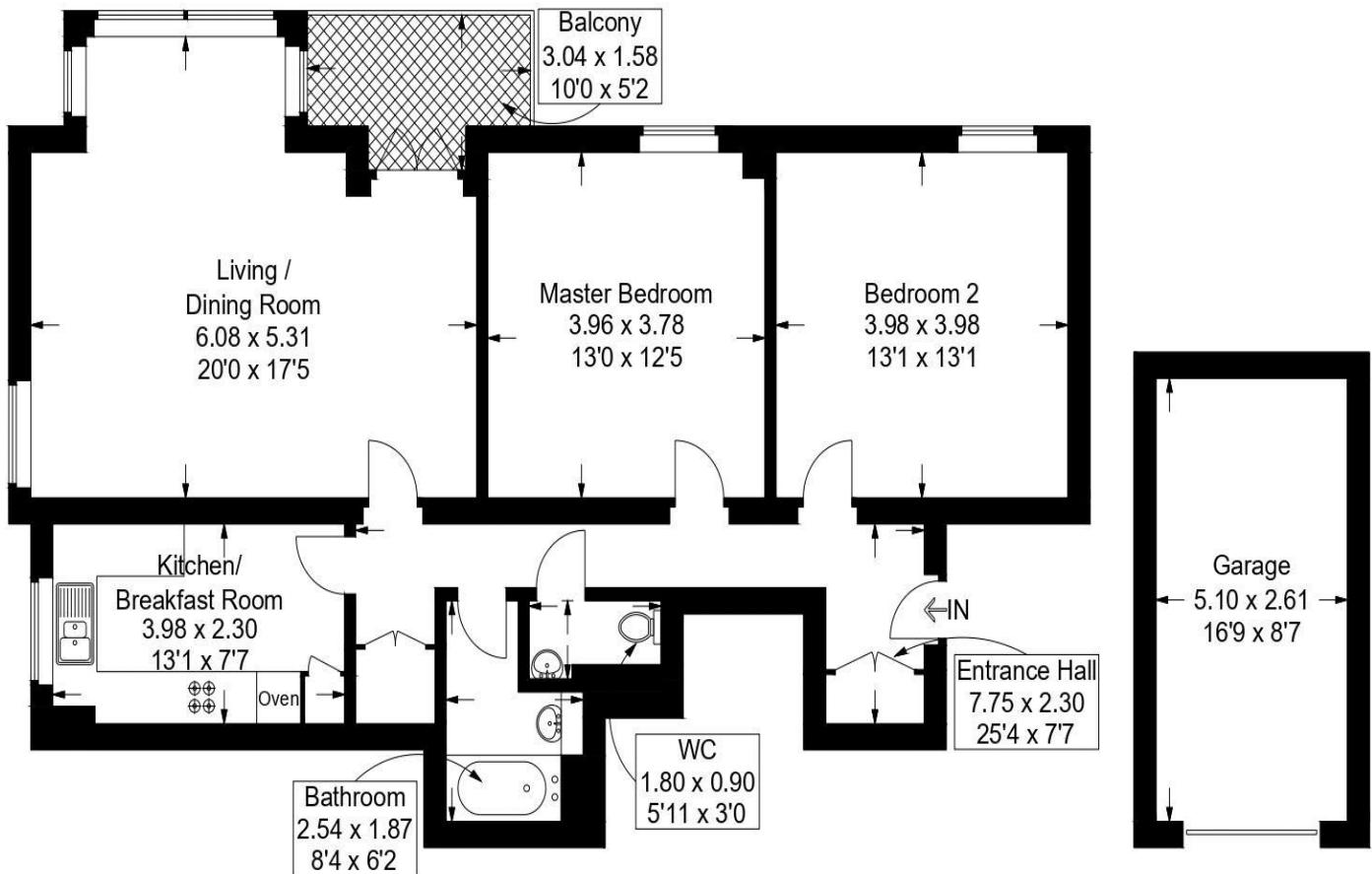
fry&kent
the property people

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.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com



The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

