

GRAND PARADE

OLD PORTSMOUTH | PO1 2NF



£395,000
LEASEHOLD

- Rare Opportunity in Historic Location
- Two Bedroom Second Floor Apartment
- Fabulous Conservation Area on Cobbled Square
- 20ft x 13ft Living/Dining Room with Sea Views
- Fitted Master Bedroom with Sea Views
- Kitchen/Breakfast Room with Integrated Appliances
- Second Bedroom : Modern Bathroom with Shower
- Integral Single Garage plus Store : No forward Chain



In Brief

We have pleasure in marketing for sale this **LOVELY** two bedroom apartment situated on the second floor of this attractive purpose built block of only four apartments located in one of Old Portsmouth's most **PRESTIGIOUS** addresses.

Grand Parade is situated on a cobbled square within a designated **CONSERVATION** area in this historic part of the city just a few hundred yards off the waterfront and walled fortifications dating back to **Henry VIII**.

Overlooking a statue of Admiral Lord Nelson and enjoying fabulous **SEA VIEWS** of The Solent and Isle of Wight from the 20ft x 13ft living/dining room as well as the fitted master bedroom, there is also a fitted kitchen/breakfast room complete with **INTEGRATED** appliances, second bedroom and a modern bathroom suite with shower.

There is a single integral **GARAGE** together with a useful storeroom on the ground floor. Benefiting from gas central heating, double glazing throughout and no forward chain, this is a **RARE** opportunity which must not be missed!

£395,000

KEY FACTS

TENURE: Leasehold

TERM: 147 years from 5/11/2010 - 134 years remaining

GROUND RENT: None

SERVICE CHARGE: £1,535.64 pa inc Building Insurance

GARAGE LEASE: 99 years from 25/12/1968

GARAGE GROUND RENT: £5 pa

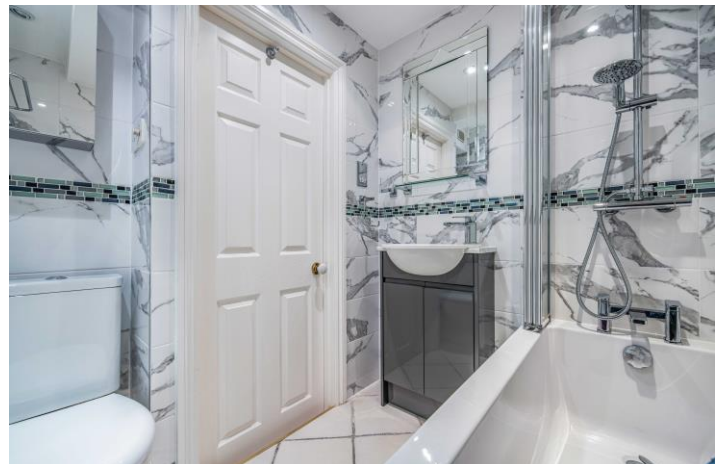
EPC RATING: 'C'

COUNCIL TAX BAND: 'D'



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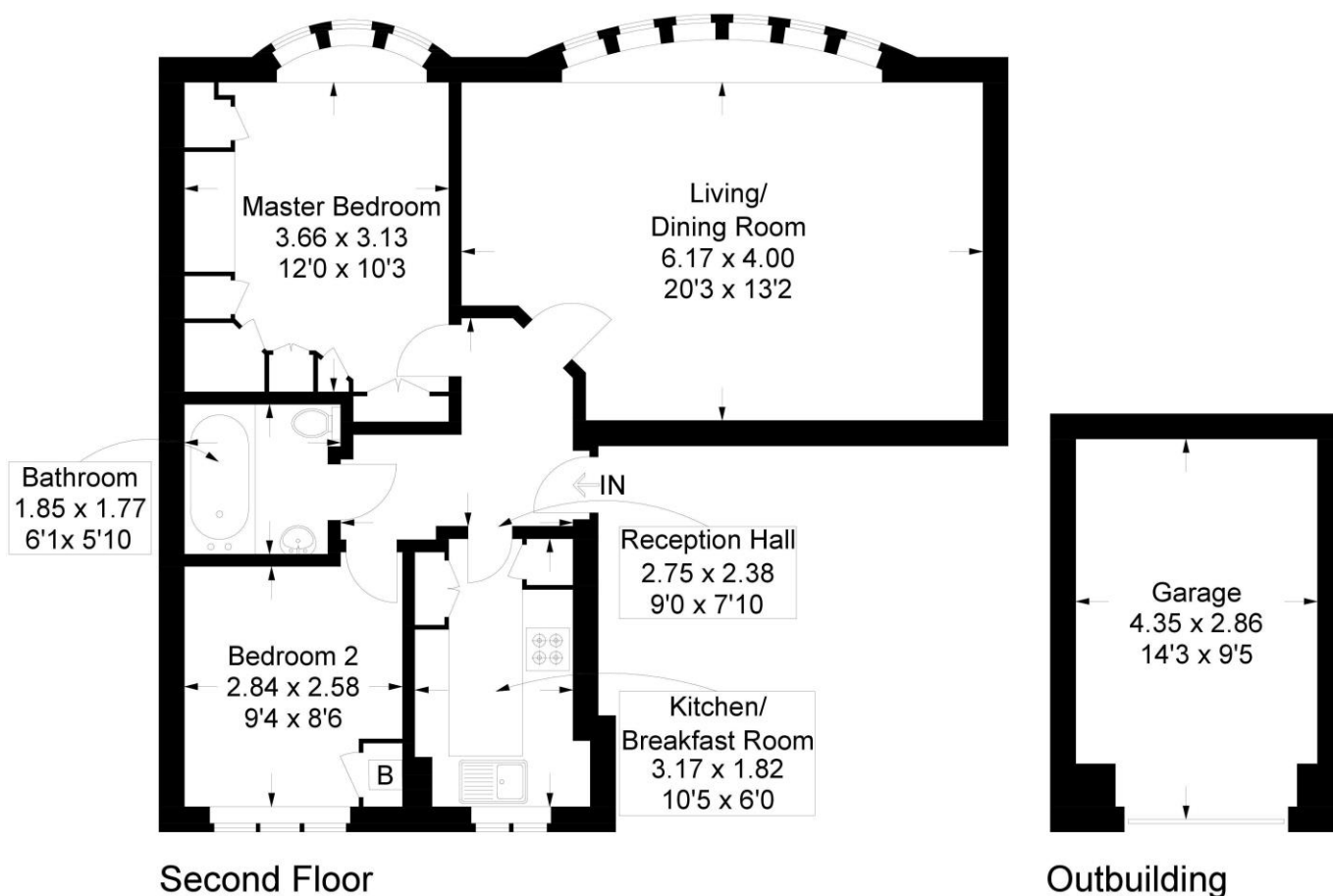


Quay Gate House, Grand Parade, Old Portsmouth

Approximate Gross Internal Area = 61.3 sq m / 660 sq ft

Outbuilding = 12.7 sq m / 137 sq ft

Total = 74 sq m / 797 sq ft



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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