

LOMBARD COURT
OLD PORTSMOUTH | HAMPSHIRE | PO1 2HU



£325,000
Leasehold - Share of Freehold

- Spacious Second Floor Apartment with a Lift
- Located within the Heart of Old Portsmouth
- Newly Decorated Throughout : Garage
- Kitchen with Integrated Appliances
- Guest and Residents Parking Available
- Double Glazing Throughout : Communal Gardens
- Offered with No Forward Chain
- Viewing Advised!





In Brief

We are delighted to market this two-bedroom apartment located on the second floor, benefiting from lift access to all floors, and no forward chain.

The property is conveniently situated within walking distance of Old Portsmouth, Gunwharf Quays, and Portsmouth Harbour Train Station, providing easy access to London Waterloo.

The internal accommodation has been tastefully decorated and comprises a spacious sitting room, two double bedrooms, a modern kitchen with integrated appliances, and a spacious bathroom suite.

The property further benefits from residents' and visitor parking, as well as a communal roof terrace offering panoramic views of the city.

Discerning purchasers are strongly recommended to make early enquiries to avoid disappointment.

£325,000

KEY FACTS

TENURE: Leasehold - Share of Freehold

TERM: 961 Years Remaining

GROUND RENT: NA

SERVICE CHARGE: £1,869.72 per annum

EPC RATING: 'E'

COUNCIL TAX BAND: 'D'



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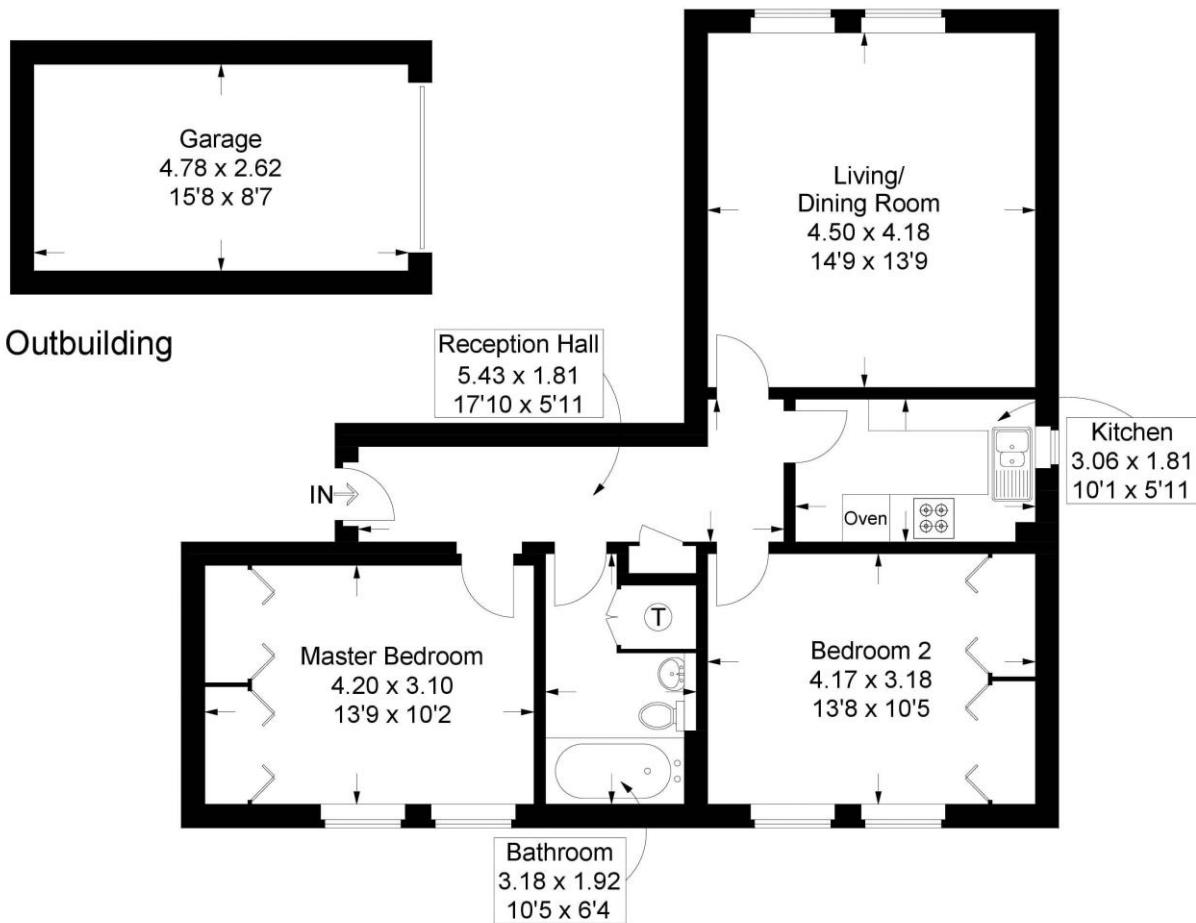
fry&kent
the property people

Lombard Court, Lombard Street, Old Portsmouth

Approximate Gross Internal Area = 67.3 sq m / 724 sq ft

Outbuilding = 12.8 sq m / 138 sq ft

Total = 80.1 sq m / 862 sq ft



Second Floor

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

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