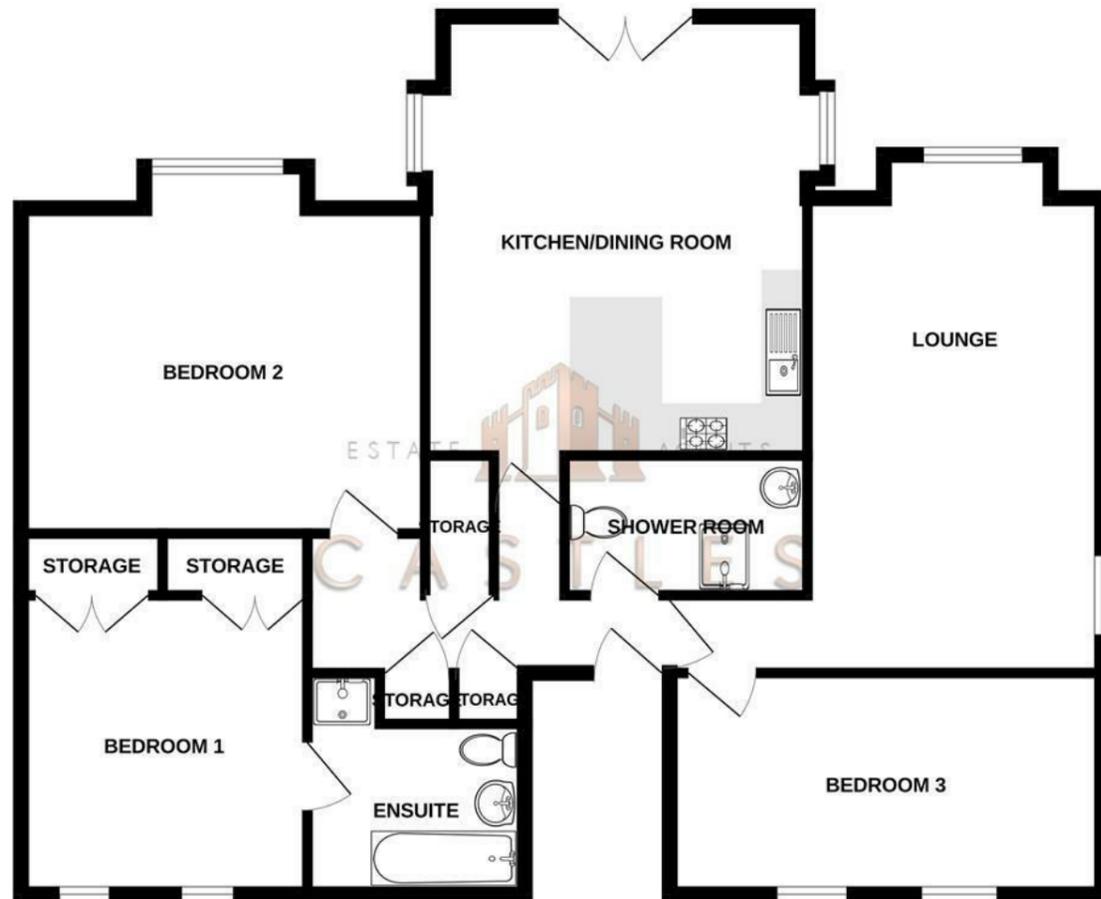


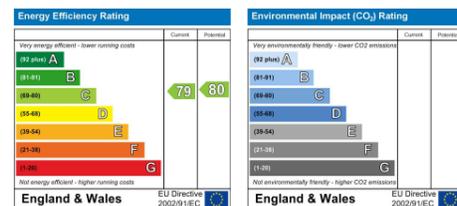
Floor Plan

GROUND FLOOR  
1092 sq.ft. (101.5 sq.m.) approx.



TOTAL FLOOR AREA : 1092 sq.ft. (101.5 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



### 30 Regency Court King Charles Street Old Portsmouth, PO1 2RR

We are pleased to welcome to the market this exceptional three double bedroom Penthouse apartment with secure gated off road parked in Regency Court, Old Portsmouth. Overlooking the Spinnaker Tower, Gunwharf Quays and the ferry port and Camber Docks.

The apartment is comprised of a spacious open plan kitchen diner with island and double doors opening onto a Juliette balcony with views over the cobbles towards the camber docks and ferry port. A wonderful outlook. The lounge room is a generous size with skylight windows looking out towards the Spinnaker Tower. There are three bedrooms in total, all of which are generous doubles. The primary benefits from an en-suite four piece bathroom suite. There is also a separate shower room accessible from the hallway. Attic space is also available accessed via a loft ladder.

Externally, there is allocated residents parking with the penthouse benefiting from a covered parking bay with useful lock-up storage cupboard.

For more information or to arrange a viewing on this exceptional Old Portsmouth Penthouse please call Castles today.

Asking price £475,000

# 30 Regency Court King Charles Street

Old Portsmouth, PO1 2RR



- THREE DOUBLE BEDROOMS
- OLD PORTSMOUTH LOCATION
- TWO BATHROOMS
- SPINNAKER VIEWS
- PENTHOUSE
- SECURE GATED PARKING
- JULIETTE BALCONY
- CAMBER & FERRY PORT VIEWS

## LOUNGE

17'11" x 15'10" (5.47 x 4.83)

## KITCHEN/DINER

19'8" x 13'9" (6.0 x 4.2)

## SHOWER ROOM

9'2" x 4'11" (2.80 x 1.50)

## BEDROOM 1

12'5" x 9'10" (3.8 x 3.0)

## ENSUITE

8'5" x 7'1" (2.57 x 2.17)

## BEDROOM 2

14'11" x 11'11" (4.56 x 3.65)

## BEDROOM 3

15'10" x 9'6" (4.85 x 2.91)

## Lease Information

Lease Length: 971 Years Remaining

Service Charge: £946 Per Annum

Ground Rent: £0

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

## Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

## Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

## Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

