



**20 Lombard Court, Lombard Street
Old Portsmouth, Hampshire PO1 2HU**

Asking Price £325,000

co^ogroves

Sales, Rentals and Block Management

20 Lombard Court, Lombard Street, Old Portsmouth, Hampshire PO1 2HU

2 BEDROOM 2ND FLOOR APARTMENT WITH COMMUNAL ROOF TERRACE, LIFT, GARAGE, VISITOR PARKING, SHARE OF FREEHOLD & REMAINING LEASE OF 962 YEARS. The overall accommodation comprises two double bedrooms, both with fitted wardrobes, large living room with westerly facing bay window which allows great natural daylight in the afternoons and has views over rooftops and Spinnaker Tower. The kitchen has a range of cupboards and the appliances include an oven, hob, extractor, microwave, washing machine and fridge freezer. The fitted bathroom has a bath and separate double shower. The property benefits from double glazing, electric heating and is offered with no chain. The apartment is located with in the sought after Old Portsmouth area and has great amenities and transport links. Gunwharf Quays, Southsea Seafront and Southsea Common are all a short walk away.

Communal Entrance

Security entry system allowing access to the communal hall. Stairs and lift to second floor.

Flat front door to:

Entrance Hall

Wall mounted security entry phone, electric heater, airing cupboard.

Lounge

19'7 into bay x 15'7 (5.97m into bay x 4.75m)

The spacious and bright room offers a double glazed window to front with views over rooftops and Spinnaker Tower. Coved and textured ceiling, two electric heaters, door to:

Kitchen

8' x 7'8 (2.44m x 2.34m)

This kitchen comprises a one and a half bowl stainless steel sink unit with range of wall and base units with work surfaces over, The appliances include an oven, hob, extractor, microwave, washing machine and fridge/freezer. Part tiled walls, tiled flooring, coved and textured ceiling, double glazed window to front with views over roof tops.

Bedroom

12'7 maximum x 17'9 (3.84m maximum x 5.41m)

Double glazed window to rear, electric heater, coved and textured ceiling, fitted wardrobes.

Bedroom

11' x 12'8 (3.35m x 3.86m)

Double glazed window to rear, electric heater, coved and textured ceiling, fitted wardrobes.

Bathroom

8'1 x 7'8 (2.46m x 2.34m)

This fitted suite comprises a bath, double shower cubicle, WC, wash hand basin with cupboard below, heated towel rail, extractor fan, electric heater, part tiled walls and tiled flooring.

Garage

15' x 8'7 (4.57m x 2.62m)

Up and over door, useful storage space above.

Residents/Visitor Parking

Parking bays to the rear for residents and numerous visitors parking bays to the front.

Additional Information

Tenure - Leasehold with share of freehold
Length of Lease - 999 Years from 1988 - 962 years remaining
Service Charge - £1954pa - Includes buildings insurance
Ground Rent - N/A
Council Tax - Band D

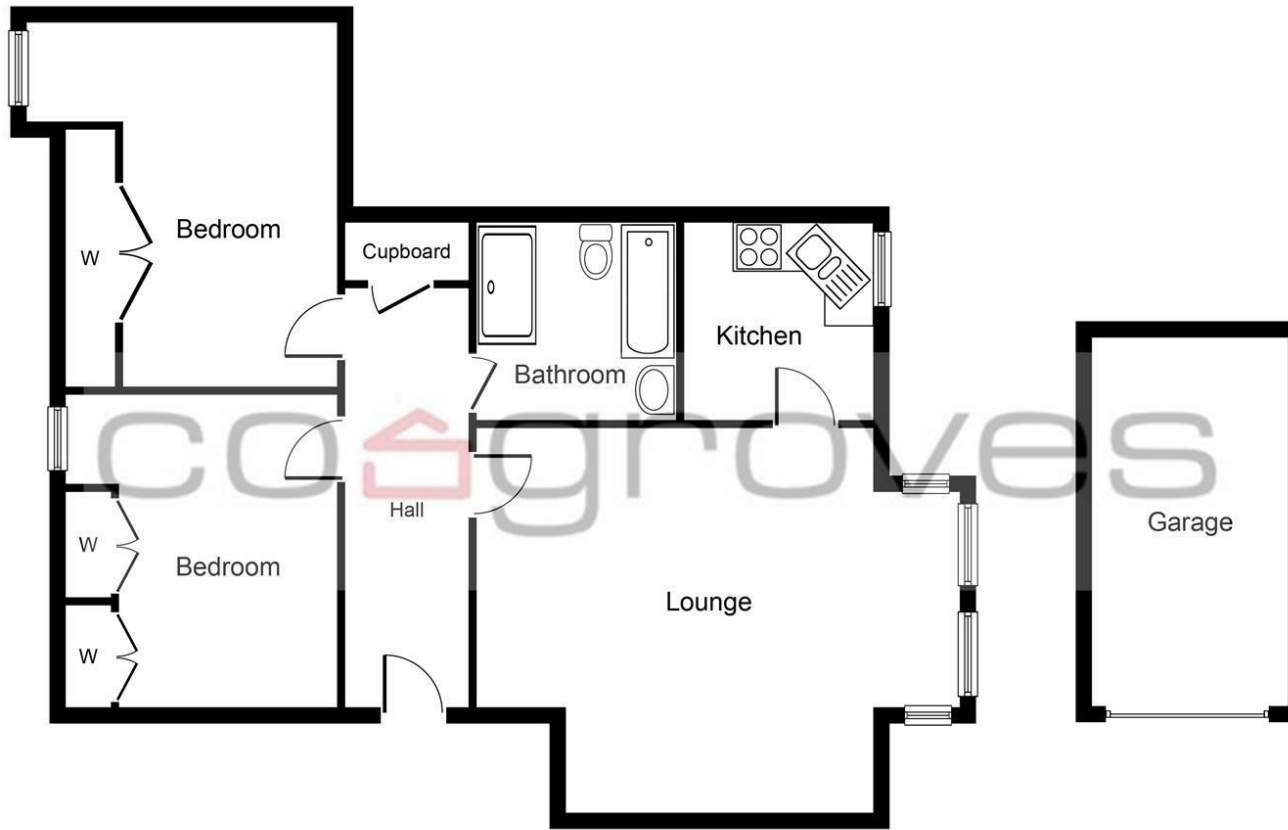
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All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Garage

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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