

LINGFIELD COURT

BLOUNT ROAD | OLD PORTSMOUTH | PO1 2TB



£280,000

Leasehold - Share of Freehold

- Two Bedroom Ground Floor Apartment
- Highly Requested Private Estate
- Short Walk to Seafront and Shopping Precinct
- Two Double Bedrooms : Bathroom : Cloakroom
- Impressive Double Aspect Living/Dining Room
- Fitted Kitchen with Integrated Appliances
- Southerly Facing Balcony
- Gas Heating & Water included in Service Charge



In Brief

Fry & Kent has pleasure in marketing for sale this **GROUND FLOOR** apartment situated in the highly requested former Garrisons Barracks of Pembroke Park, a private gated estate just a few hundred yards from Southsea **SEAFRONT**.

The apartment is also located within a short walk of Southsea shopping precinct, Spice Island and the cosmopolitan marina complex of Gunwharf Quays with its variety of **DESIGNER** shops, cafes, bars, restaurants and leisure facilities.

The well kept communal hallway leads to the apartment which is situated on the **SOUTHERN** side of this modern block and comprises; hallway, cloakroom, spacious living/dining room, enclosed **BALCONY/TERRACE**, fitted kitchen with integrated appliances, two **DOUBLE** bedrooms and bathroom.

The property occupies well tended communal grounds and benefits from gas heating and hot water costs included in the annual service charge. With a long lease and share of the freehold, your earliest viewing is strongly recommended.

£280,000

KEY FACTS

TENURE: Leasehold – Share of Freehold

TERM: 999 years from 7th May 2009

GROUND RENT: None

SERVICE CHARGE: £3,277 pa (inc heating & hot water)

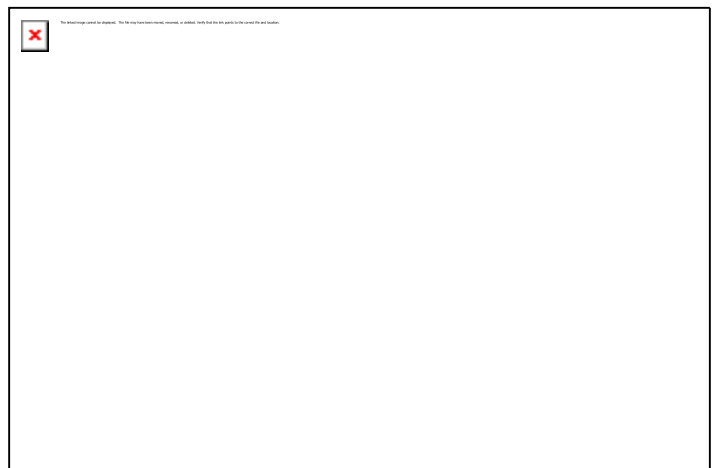
EPC RATING: 'D'

COUNCIL TAX BAND: 'D'



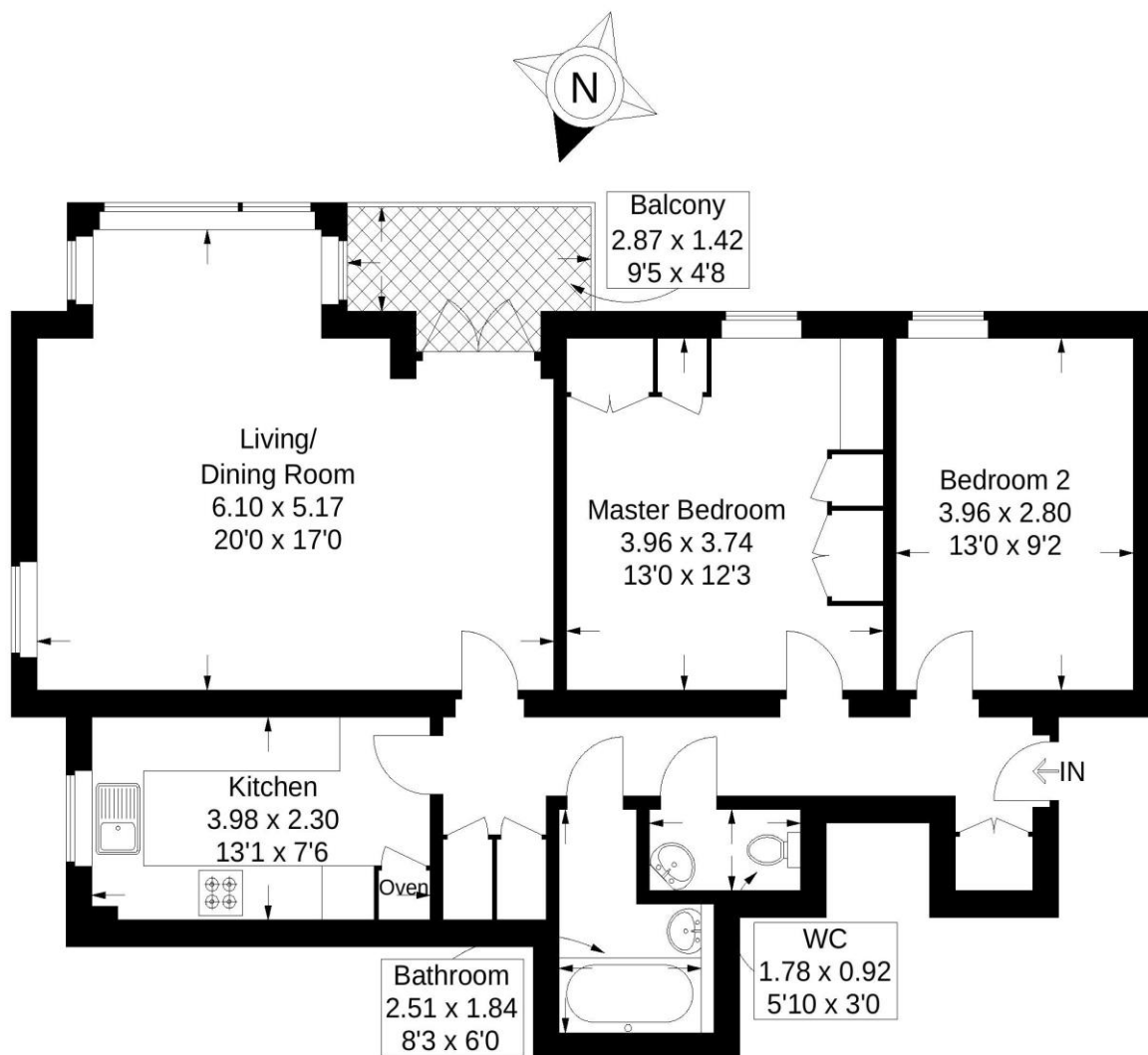
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Lingfield Court Pembroke Park, Old Portsmouth

Approximate Gross Internal Area = 81.9 sq m / 882 sq ft



Ground 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.

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