

Flat 30, Lingfield Court Blount Road
Old Portsmouth, PO1 2TB
Asking Price £280,000

cogroves
Sales, Rentals and Block Management

Flat 30, Lingfield Court Blount Road, Old Portsmouth, PO1 2TB

DELIGHTFUL SEA VIEWS FROM ALL PRINCIPLE ROOMS IN THIS 7TH FLOOR APARTEMENT WHICH IS BEING SOLD WITH A SHARE OF FREEHOLD, GARAGE, LIFT AND NO ONWARD CHAIN. Conveniently located in Old Portsmouth just a short walk to seafront and Southsea Common. Other amenities and attractions nearby include Palmerston Road Shopping Precinct, cafes, bars, restaurants, Waitrose, Library, mainline train stations, Gunwharf Quays Shopping & Leisure Complex. The accommodation comprises 2 good sized double bedrooms, fitted kitchen, shower room with separate WC, large double aspect lounge/dining room with sunny balcony offering stunning views over The Solent towards the Isle of Wight and Portsmouth Harbour Entrance.

Communal Entrance
Security intercom providing access to communal lobby with stairs and lift to 7th floor. Flat front door to:

Entrance Hall
Coved and textured ceiling, two good size storage cupboards, one with additional storage cupboards above, wall mounted security entry phone.

Lounge/Dining Room
17'9 into bay x 19'10 (5.41m into bay x 6.05m)
Great size double aspect room allowing plenty of natural daylight and offering delightful views over The Solent towards Isle of Wight, Portsmouth Harbour entrance and Southsea Common. Double glazed doors leading onto sunny balcony.

Balcony
9'4 x 4'8 (2.84m x 1.42m)
Sunny balcony offer delightul sea views, space for small table and chairs.

Kitchen
13'1 x 7'6 (3.99m x 2.29m)
Single drainer stainless steel sink unit with range of wall and base cupboards, oven, hob, extractor, fridge freezer, washing machine, plumbing for dishwasher, part tiled walls, vinyl flooring, coved and textured ceiling, double glazed window to side offering delightful views over The Solent and towards Portsmouth Harbour entrance.

Bedroom 1
13' x 13' (3.96m x 3.96m)
Double glazed window to front with sea views over The Solent. Coved and textured ceiling, radiator, fitted wardrobes.

Bedroom 2
13' x 12'4 (3.96m x 3.76m)
Double glazed window to front with sea views over The Solent. Coved and textured ceiling, radiator, fitted wardrobes.

Shower Room
8'1 x x5'8 (2.46m x x1.73m)
Double shower cubicle, wash hand basin with cupboards below, tiled walls and flooring, extractor, heated towel rail.

Cloakroom
5'9 x 2'9 (1.75m x 0.84m)
WC, wash hand basin with storage below, vinyl flooring, extractor.

Garage
Up and over door.

Additional Information
Tenure - Share of freehold
Length of Lease - 999 years from 07/07/2009 - 982 Years remaining
Service Charge - £4660pa - Includes buildings insurance, heating and water rates
Ground Rent - N/A
Council Tax Band - Band E

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

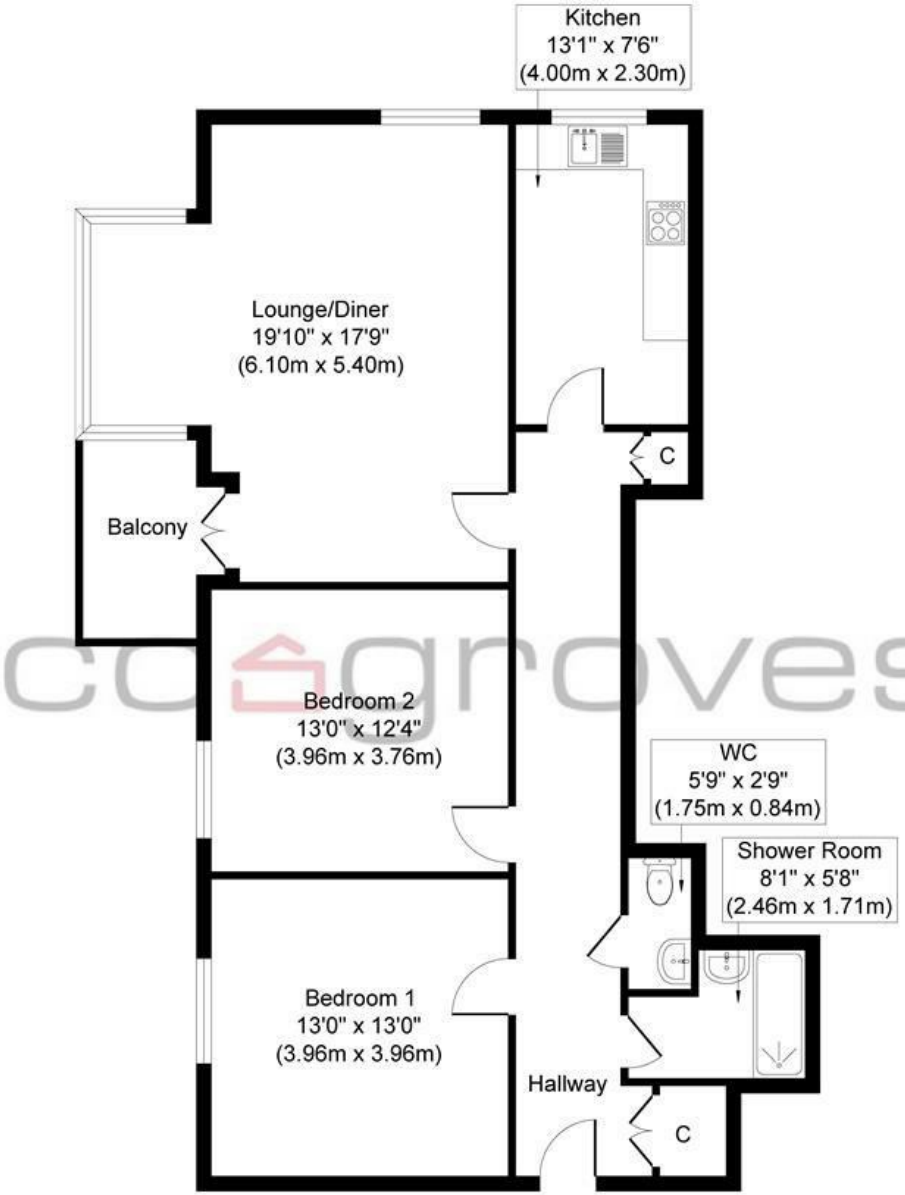
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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





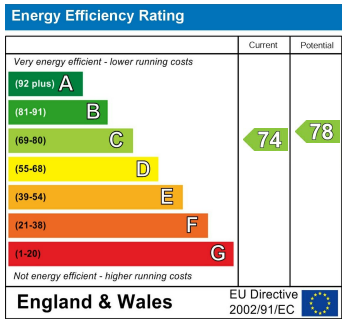


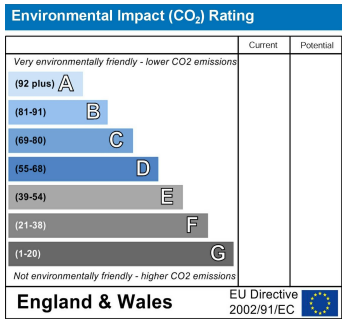


Approximate Floor Area
988 sq. ft
(91.81 sq. m)

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes 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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