



**Pembroke Chambers, Penny Street**  
Old Portsmouth, PO1 2NW – Share of Freehold  
**One Bedroom Apartment with Garage**

Asking Price Of  
**£244,000**



# Property Features

- CHARACTER PROPERTY
- MODERN KITCHEN
- BRIGHT MODERN LIVING ROOM
- DOUBLE BEDROOM
- GOOD SIZE SHOWER ROOM
- GAS CENTRAL HEATING
- NEW PERIOD STYLE DOUBLE GLAZING
- PRIVATE GARAGE AND PARKING
- IMMACULATE ORDER
- A SHARE OF THE FREEHOLD



## INTRODUCTION

Offered for sale this fully modernised ground floor apartment in a character building located in the heart of Old Portsmouth. The apartment is within easy walking distance of local shopping amenities, public houses, restaurants, the Royal Garrison Church and the harbour walls with their lovely views across the Solent. It is also nearby to the retail and leisure outlets in Gunwharf Quays.

This property benefits from gas central heating, period style double glazing, modern replacement kitchen and shower room.

An early viewing of this apartment is advised to fully appreciate all it has to offer.

## COMMUNAL ENTRANCE HALL

Maintaining much of its original charm, the communal entrance hallway leads from Penny Street and services the entrance to all apartments, via a security entrance system

## LIVING ROOM

14' 4" x 13' 10" (4.37m x 4.22m) This bright and welcoming living room is the centrepiece of this apartment and benefits from plenty of natural light via the double glazed, period style sash windows.

Cherry wood coloured flooring, two double panel radiators, television and telephone points, flat ceiling, chrome inset ceiling downlighters, a matching door completes this stylish living space.



## KITCHEN

10' 2" x 5' 10" (3.11m x 1.78m) The kitchen is a natural extension of the living room and also benefits from a particularly light aspect via the two double glazed period style sash windows.

The kitchen is fitted with a range of light wood effect Shaker style wall, floor and display units with brushed steel handles; there is a stainless steel inset sink unit with chrome mixer tap over and Granite effect rolled edge laminate work surface.

There is a grey subway tiled splashback, cupboard concealing boiler, integrated fridge freezer, built-in brushed steel electric oven and ceramic hob with brushed steel and glass cooker hood over, cherry wood coloured flooring, single panel radiator, flat ceiling with chrome inset downlighters.

## INNER HALLWAY

Cherry wood coloured flooring, with matching doors to all rooms and storage cupboard, flat ceiling with inset downlighters, mains powered smoke detector, side aspect, double glazed window, storage cupboard with shelving, utility cupboard with space and plumbing for washing machine and condensing tumble dryer.

## BEDROOM

14' 0" x 8' 11" (4.29m x 2.73m) Overlooking the rear aspect of the property via the double glazed window is this good sized double bedroom, double panel radiator, cherry wood effect flooring, flat ceiling with inset ceiling downlighters.

## SHOWER ROOM

9' 2" x 5' 2" (2.80m x 1.60m) This modern shower room overlooks the side aspect of the property via a frosted double glazed window; the bathroom suite comprises a double corner shower cubicle with tiled walls and chrome shower mixer.

In addition there is a contemporary wall hung wash hand basin over grey gloss vanity unit with chrome mixer tap.

Grey tiled splashback, mirror above, close coupled WC with concealed cistern, double panel radiator, chrome heated towel rail, storage shelf, flat ceiling with downlighters, extractor fan and Slate effect tiled flooring.





## GARAGE

15' 10" x 7' 11" (4.84m x 2.43m) To the rear of the property is the courtyard service area which accommodates the utilities such as refuse collection and accommodates the all-important parking needs of the development.

This is a good-sized single garage with triple door frontage, light and power.

## GENERAL

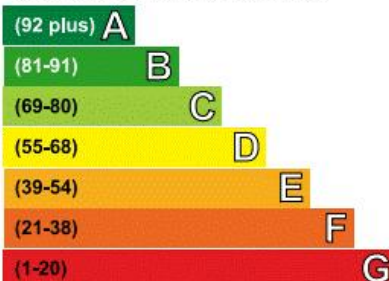
- Tenure - vendors own a share of the freehold
- Length of lease 96 years remaining
- Annual ground rent amount (£) 15
- Ground rent review period (year/month)
- Annual service charge amount (£) 323
- Service charge review period (year/month) March
- Council tax band B - Portsmouth City Council

## VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
64	72

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