

# bushnell porter



## Flat Trident House, 14 West Street

Old Portsmouth PO1 2JW



- Communal entrance hall
- Owners entrance hall
- L-shaped lounge with views towards Harbour mouth
- White high gloss kitchen
- Three bedrooms
- Two shower rooms
- Gas heating and double glazing
- Carport and garage
- Heart of Old Portsmouth location
- No forward chain

## Independent Estate Agents

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**A three bedroom first floor purpose built apartment situated in the heart of Old Portsmouth with views towards the Harbour mouth. The property has the benefit of a garage plus carport parking.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** stairs to all floors, access to bin store.

**OWNERS ENTRANCE HALL** L-shaped with doors to all rooms, single panelled radiator, security entrance phone, central heating room thermostat, storage recess, further recess with electric meter and fuses, cupboard housing gas meter.

**LOUNGE** 21ft (6.40m) reducing to 11ft 10 (3.63m) x 19ft 5 (5.94m) reducing to 11ft 1 (3.39m) front aspect double glazed bow window overlooking boat yard and views towards Harbour mouth and Gosport, single panelled radiator, double panelled radiator, television point, telephone point.

**KITCHEN** 13ft (3.98m) x 7ft 10 (2.40m) rear aspect room via frosted double glazed window, kitchen comprising white high gloss units, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, wood block effect work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, integrated dishwasher, integrated washing machine, space for cooker, space for freestanding fridge/freezer, built-in storage cupboard, storage recess with wall mounted boiler.

**SHOWER ROOM** 6ft 2 (1.89m) x 6ft 1 (1.87m) rear aspect room via frosted double glazed window, white three piece suite comprising corner shower cubicle with two tiled walls, glazed door/screen, chrome shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below, chrome furniture, close coupled wc with Sani flow unit, tiled flooring, built-in storage cupboard, single panelled radiator.

**BEDROOM 1** 12ft 10 (3.92m) x 8ft 3 (2.52m) front aspect room via double glazed window overlooking boatyard and Harbour mouth and towards Gosport, single panelled radiator, frosted borrowed light from entrance hall.

**BEDROOM 2** 13ft 1 (4.00m) reducing to 8ft 3 (2.52m) x 13ft 4 (4.06m) reducing to 7ft 4 (2.23m) front aspect room via double glazed window overlooking boatyard and Harbour mouth and towards Gosport, double panelled radiator.

**BEDROOM 3** 15ft 4 (4.65m) x 9ft (2.73m) rear aspect room via double glazed window, double panelled radiator.

**SHOWER ROOM 2** recessed shower cubicle with three tiled walls, folding glazed door/screen, chrome shower mixer, ceramic wash hand basin with chrome monobloc mixer tap and pop-up waste, white high gloss storage cupboard below with chrome furniture, close coupled wc., frosted rear aspect double glazed window.

**OUTSIDE** integral garage 18ft (5.49m) x 8ft 1 (2.46m) remote control roller shutter door, window to the rear elevation, power and light point, carport fronting garage, communal store.

**NB: AGENTS NOTES** an internal inspection is recommended to appreciate the size, layout, location and views that this first floor purpose built apartment has to offer that is situated in the heart of Old Portsmouth with the views across towards the Harbour mouth and Gosport beyond.

**COUNCIL TAX – Portsmouth City Council – Band ‘E’ - £2,420.93 (2023/2024)**

**LEASEHOLD** (the following information has been supplied by DM Nesbits Estate Agents and would therefore need to be verified by any prospective purchaser’s solicitor.

**Lease length – Newly extended lease, now 999 years from 1970. The building Freehold is owned by the leaseholders in common.**

**Maintenance charges – Upkeep of the building is dealt with by residents on an ad hoc basis**

**Ground rent – n/a**

**Share of freehold**

**Please note – Sub-letting is not allowed under the terms of the new lease.**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

