Jeffries & Dibbens estate and letting agents

JUSTFLATS

9 POUND HOUSE
ST. JAMES'S STREET,
PORTSMOUTH, PO1 3FF



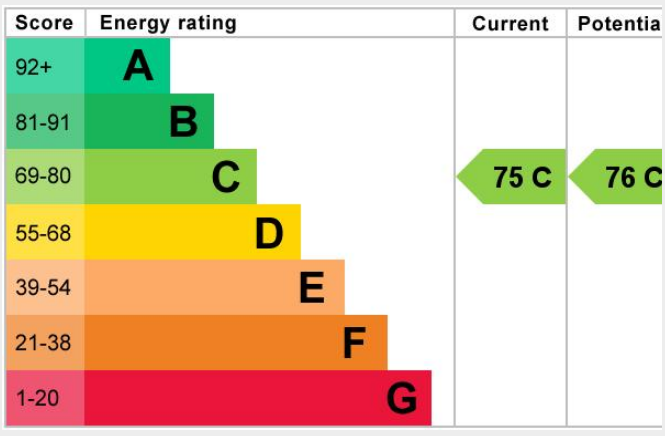
£205,000 Leasehold

GROUND FLOOR, TWO BEDROOM APARTMENT WITH ALLOCATED PARKING & NO FORWARD CHAIN! Situated in St. James's Street, Portsmouth, within walking distance of the prestigious Gunwharf Quays development and Portsmouth University, is this modern two bedroom apartment. The property comprises; two double bedrooms, lounge with Juliette balcony, modern fitted kitchen, modern fitted bathroom and additional en-suite to the master bedroom. Offered with no onward chain and secure, gated off road parking, this is a property not to be missed! Viewings strongly advised at your earliest convenience. Contact our Southsea branch to arrange an internal inspection.









COMMUNAL ENTRANCE
Security intercom system, stairs to all floors, door to Apartment 9.

HALLWAY
Doors to all rooms, security intercom, cupboard housing hot water cylinder and consumer unit, radiator.

BATHROOM
7' 4" x 6' 2" (2.25m x 1.89m)
Panel enclosed bath with shower attachment, close coupled WC, pedestal mounted wash basin, radiator, tiled flooring.

BEDROOM TWO
11' 1" x 8' 5" (3.40m x 2.59m)
Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

BEDROOM ONE
13' 2" x 10' 4" (4.02m x 3.16m)
Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

ENSUITE
4' 6" x 6' 5" (1.38m x 1.98m)
Shower cubicle with thermostatic mixer, close coupled WC, pedestal mounted wash basin, radiator, tiled flooring.

LOUNGE
17' 10" x 12' 7" (5.45m x 3.85m)
Double glazed doors to Juliet balcony, radiator, carpeted.

KITCHEN
10' 2" x 6' 2" (3.10m x 1.89m)
Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and hob, spaces for washing machine and fridge/freezer, double glazed window to front elevation.

PARKING
Allocated parking for one car.

AGENTS NOTE:

COUNCIL TAX
Band C.





LEASE INFORMATION:

As of November 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Premier Estates Limited

Balance of Lease: 136 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: Every 15 years.

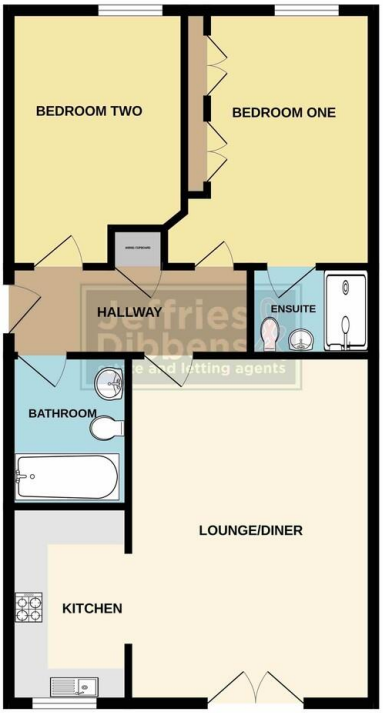
Maintenance/Service Charges: £2,289 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: TBC.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR
666 sq.ft. (61.9 sq.m.) approx.



OFFICE ADDRESS

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OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH