



**Flat 8 Warwick Court, 2 High Street
Emsworth, PO10 7AE**

Asking Price £195,000

co^ogroves

Sales, Rentals and Block Management

Flat 8 Warwick Court, 2 High Street, Emsworth, PO10 7AE

2 BEDROOM TOP FLOOR APARTMENT OFFERED WITH NO CHAIN & GARAGE IN A NEARBY BLOCK. Located in the heart of Emsworth close to mill pond and harbour. Conveniently placed for an array of amenities including shops, cafes, restaurants, post office, public houses, doctors and dental surgery.

The accommodation comprises 2 bedrooms, good size sitting room, fitted kitchen with appliances, white bathroom suite. The property is fitted with double and electric night storage heaters. Call now to arrange your accompanied viewing.

Communal Entrance

Security intercom system giving access to communal entrance. Stairs to top floor.

Flat front door to:

Entrance Hall

Wall mounted security entry phone, hatch to loft, laminate flooring, electric night storage heater, coved ceiling, cupboard housing hot water tank and consumer unit.

Sitting Room

16'8 x 12'2 (5.08m x 3.71m)
Double glazed window to rear, laminate flooring, electric night storage heater, coved ceiling, eves storage cupboard, opening to:

Kitchen

9'4 x 6'10 (2.84m x 2.08m)
Single drainer stainless steel sink unit with range of wall and base cupboards. The appliances include an electric cooker, washing machine, dishwasher and fridge freezer. Part tiled walls, coved ceiling.

Bedroom 1

12'4 x 10' (3.76m x 3.05m)
Double glazed window to rear, laminate flooring, electric night storage heater, coved ceiling.

Bedroom 2

9'5 x 8'6 (2.87m x 2.59m)
Double glazed window to side, laminate flooring, electric night storage heater, coved ceiling.

Bathroom

9'5 x 4'10 (2.87m x 1.47m)
White suite comprising bath with shower over, WC, wash hand basin, tiled walls, laminate flooring, heated towel rail, Dimplex electric heater, coved ceiling, extractor.

Garage

Located in a nearby block. Frankland Terrace, Emsworth, PO10 7AE

Additional Information

Tenure - Leasehold
Lease - 125 Years from 25/12/1988 - 88 years remaining approximately.
Service Charge - £936.12pa (includes buildings insurance)
Ground Rent - Included within the service charge figure above.

Tenure of garage - Leasehold
Lease - Approximately 88 years remaining
Ground rent - £40pa

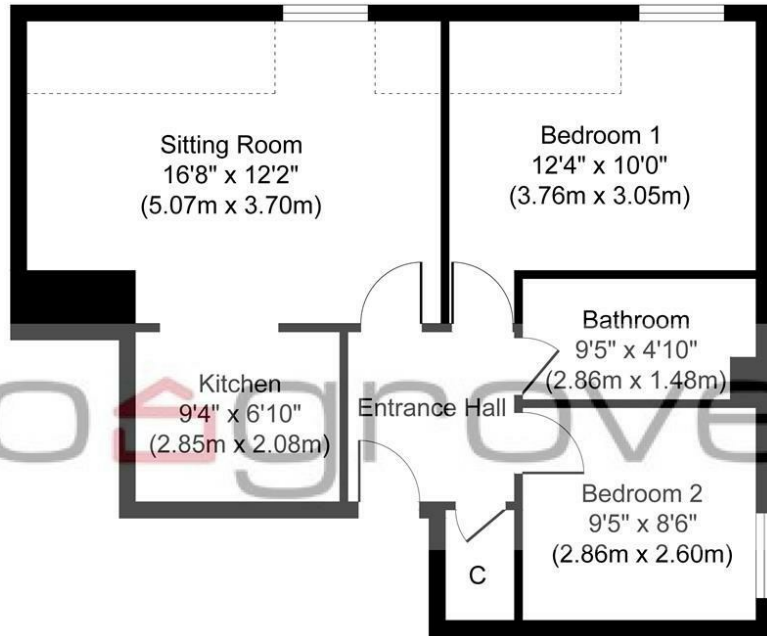
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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

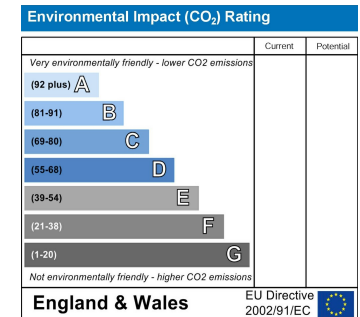
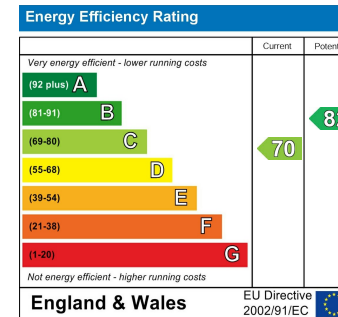
scale and their accuracy cannot be confirmed.

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





Ground Floor
Approximate Floor Area
573 sq. ft
(53.20 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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