

A well-presented apartment situated on the top floor within Royal Clarence Yard, the property is well presented throughout and offers spacious accommodation with glimpses of Portsmouth Harbour from some rooms, the property also benefits from allocated parking and further visitors spaces, the property is being sold with no onward chain.

The Accommodation Comprises:-

Main entrance door into communal hall, stairs to second floor, door into;

Entrance Hall:- 15' 8" x 4' 2" (4.77m x 1.27m) maximum measurements
Secure entry phone system to wall, electric heater, airing cupboard housing hot water tank, walk in wardrobe with hanging hooks and shelves our vendors currently have this space set up as an office area.

Open Plan Living Area:- 15' 1" x 23' 6" (4.59m x 7.16m) maximum measurements

Lounge:-

UPVC double glazed window to front elevation offering Solent glimpses, electric heater.

Kitchen/ Diner:-

Modern fitted kitchen briefly comprising, stainless steel sink unit with tap, integrated oven, electric hob, fridge/ freezer, washing machine, lino flooring.

Bedroom One:- 11' 4" x 9' 1" (3.45m x 2.77m) maximum measurements

UPVC double glazed window to rear elevation, fitted wardrobes, electric heater.

Bedroom Two:- 10' 2" x 9' 2" (3.10m x 2.79m) plus wardrobes

UPVC double glazed window to rear elevation, fitted wardrobes, electric heater.

Bathroom:- 7' 3" x 5' 7" (2.21m x 1.70m) maximum measurements

Bath with shower above, wash hand basin, low level WC, tiled flooring, extractor fan.

En Suite:- 7' 3" x 5' 9" (2.21m x 1.75m) maximum measurements

Shower cubicle, wash hand basin, low level WC, tiled flooring, extractor fan.

Outside:-

The property benefits from allocated parking and further visitors' spaces.

Lease Information:-

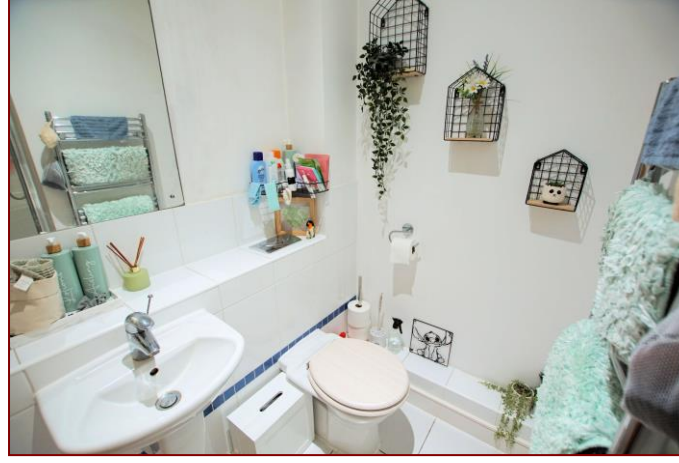
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: Leasehold (997 years remain).

Ground Rent: £100 per half year

Service Charge: £254 Monthly or £1446.81 per half year

Council Tax Band: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66 D	80 C
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: D

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£171,500

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Draft Details

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Fenwicks
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