

Well presented and modern two bedroom apartment situated on the first floor with own front door and private rear garden. The property further benefits from non allocated parking to the side, modern fitted kitchen and bathroom. A must view!

**The Accommodation Comprises**

Front door to:

**Entrance Hall**

Stairs to first floor.

**First Floor Landing**

Flat ceiling, access to loft space, radiator, door to:

**Lounge 17' 1" x 10' 11" (5.20m x 3.32m)**

Flat ceiling with inset spotlighting, UPVC double glazed window to rear elevation, radiator, door to rear lobby with stairs to ground floor and further door to rear garden.

**Kitchen 7' 6" x 7' 5" (2.28m x 2.26m)**

Flat ceiling with inset spotlighting, UPVC double glazed window to side elevation, recently re-fitted with a range of base cupboards and matching eye level units, worksurface over, tiled splashback, integrated electric oven and gas hob with extractor hood over, stainless steel sink unit with mixer tap, cupboard housing boiler, space and plumbing for washing machine.

**Bedroom One 18' 0" x 10' 5" (5.48m x 3.17m) maximum measurements**

Flat ceiling with inset spotlighting, UPVC double glazed bay window to front elevation, radiator.

**Bedroom Two**

Flat ceiling, UPVC double glazed window to front elevation, radiator.

**Shower Room**

Flat ceiling with inset spotlighting, obscured UPVC double glazed window to side elevation, recently re-fitted with a low level close coupled WC, wash hand basin set in vanity unit with mixer tap, tiled shower cubicle with mains shower, chrome ladder style radiator.

**Outside**

The apartments benefits from a garden to rear enclosed by panelled fencing, mainly laid to lawn with decking area. The apartment is set back from the road with an enclosed front garden (by low brick wall), mainly laid to shingle with pathway to front door. The apartment further benefits from non-allocated parking to the side of the block, on a first-come first-serve basis.

**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: 87 years (125 years from 29 Sept 1987)

Ground Rent: Approximately £75 per annum

Service Charge: Approximately £840 per annum

**General Information**

Construction - Traditional

Water Supply - Portsmouth Water

Electric Supply - TBC

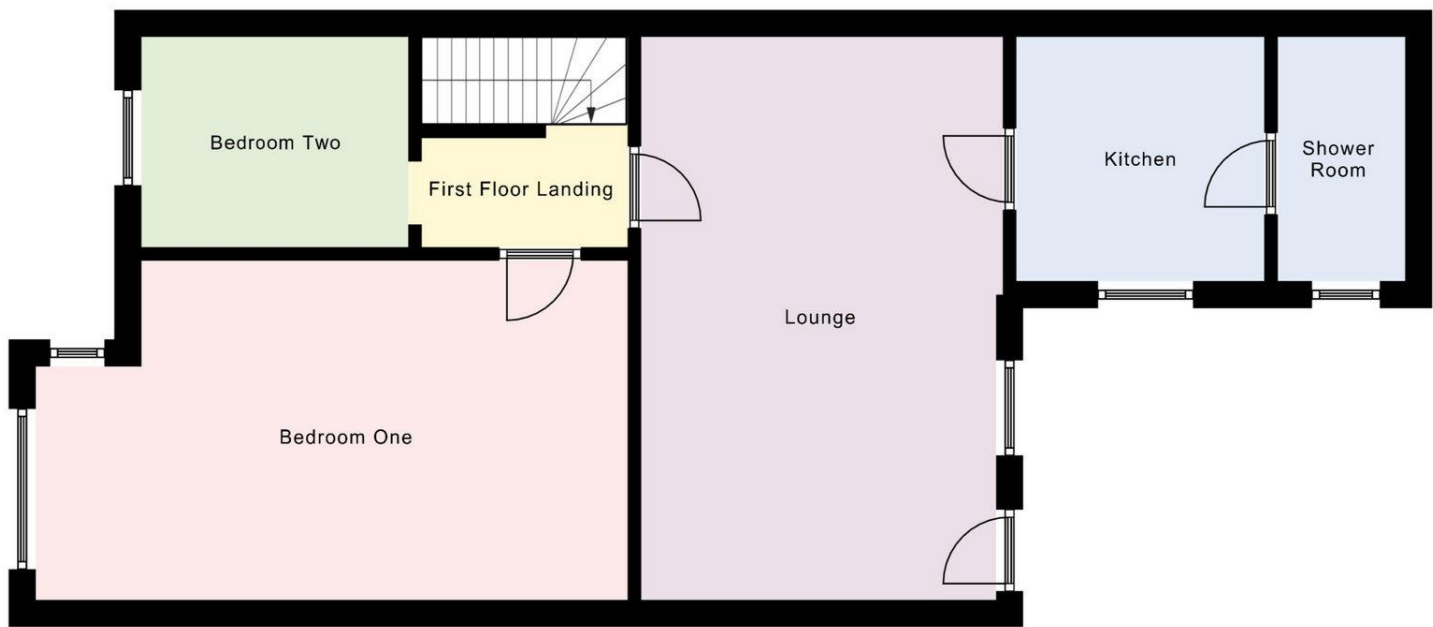
Sewerage - Mains sewerage

Mobile & Broadband coverage - Please check via: <https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: A

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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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£139,995

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\*DRAFT DETAILS\*

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