A unique opportunity to purchase this superb penthouse apartment which enjoys the most remarkable views over Gosport, Portsmouth including Spinnaker Tower and beyond. The property boasts three double bedrooms and communal heated swimming pool.

### **The Accommodation Comprises**

Communal front door with security entry system to:

#### **Communal Entrance Hall**

Stairs and lift access. The subject apartment is situated on the top floor and the lift stops at the floor below. Stairs to top floor.

#### **Entrance Hall**

Currently used as a study area, UPVC double glazed window to side elevation, leading to:

## Cloakroom

UPVC double glazed window to front elevation, close coupled W.C with concealed cistern, pedestal wash hand basin, wall mounted electric heater.

### **Utility Room**

UPVC double glazed window to side elevation, plumbing for washing machine, built-in storage cupboards.

### **Dining Room** 12' 7" x 11' 4" (3.83m x 3.45m)

UPVC double glazed window to side elevation, door to balcony, with door leading to:

### **Kitchen** 11' 5" x 8' 10" (3.48m x 2.69m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, integrated eye level electric oven, electric hob with extractor fan, single drainer sink unit with mixer tap, integrated dishwasher, space for fridge/freezer.

### Lounge 21' 10" x 12' 0" (6.65m x 3.65m)

UPVC double glazed windows to side elevation, wall mounted electric heater, door to:

## Inner Hall

Doors to:

### **Shower Room** 5' 8" x 5' 4" (1.73m x 1.62m)

Shower cubicle with electric shower, close coupled W.C. with concealed cistern, wash basin set in vanity unit, ladder style radiator.

## **Bedroom One** 13' 8" x 11' 5" (4.16m x 3.48m) Plus Wardrobe

UPVC double glazed window to side elevation, built-in wardrobe, wall mounted electric heater, door to:

## **En Suite** 5' 2" x 5' 1" (1.57m x 1.55m)

UPVC double glazed obscured window to side elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, shower cubicle with electric shower.

## Bedroom Two 11' 10" x 8' 7" (3.60m x 2.61m)

 $\ensuremath{\mathsf{UPVC}}$  double glazed window to side elevation, wall mounted electric heater.

## **Bedroom Three** 11' 10" x 9' 9" (3.60m x 2.97m)

UPVC double glazed window to side elevation, door to balcony, wall mounted electric heater.

## Outside

Two balconies with views across Portsmouth and surrounding areas, resident's heated swimming pool, communal landscaped gardens, resident's parking, garage.

# **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

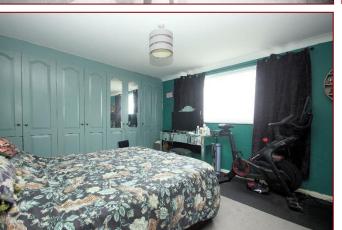












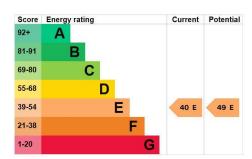












Tenure: Leasehold

Council Tax Band: C

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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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