

Immaculately presented two bedroom first floor apartment in a popular location benefitting from beautifully fitted kitchen and shower room, spacious lounge with balcony, garage, ample storage throughout and positioned close to schools and amenities . The property also benefits from an extended lease.

The Accommodation Comprises
solid front door to:

Entrance Porch
Door to:

Lounge/Diner 15' 9" x 13' 1" (4.80m x 3.98m)
UPVC double glazed sliding doors to balcony overlooking communal gardens, balcony with glass and stainless steel balustrades, electric heater, flat and cove ceiling, archway to:

Kitchen 8' 9" x 6' 5" (2.66m x 1.95m)
UPVC double glazed window to front elevation, one and a half bowl stainless steel sink drainer unit with mixer tap, space for oven, space for fridge, space for freezer, recess and plumbing for washing machine, tiled flooring, boiler cupboard, extractor hood over oven, fitted with a range of base cupboards and match an eye level units, tiled splashback, wood worktops.

Inner Hall
Storage cupboard with curtain, hanging rail and shelf in above.

Bedroom One 12' 8" x 10' 8" plus wardrobes (3.86m x 3.25m)
UPVC double glazed window to rear elevation overlooking communal gardens, built in wardrobes, further built in wardrobe with hanging rail, electric heater.

Bedroom Two 9' 10" x 7' 8" (2.99m x 2.34m)
UPVC double glazed window to front elevation, electric radiator, flat and coved ceiling.

Shower Room 8' 10" x 5' 5" (2.69m x 1.65m) maximum measurements
Wash hand basin set in vanity unit, low level WC concealed cistern, mirror to wall, obscured UPVC window to front elevation, tiled flooring, shower cubicle with triton t80 mains shower, ladder style radiator.

Outside
The property benefits from having a garage and parking nearby (subject to availability).

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: TBC years from TBC Ground Rent: £TBC per annum Service Charge: £TBC 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>





Tenure: Leasehold

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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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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£169,995

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DRAFT DETAILS

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