

**\* Two bedroom first floor apartment benefitting from an allocated parking space, open plan lounge/ kitchen and bathroom. \***

**The Accommodation Comprises:**

Front door to:

**Communal Entrance Hall**

Communal entry system, stairs to first floor, door to:

**Apartment:**

Flat and coved ceiling, thermostat control to wall, storage cupboard housing heating system, wall mounted security entry phone, radiator, door to:

**Kitchen 9' 2" x 8' 2" (2.79m x 2.49m)**

Flat and coved ceiling, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, one and a half bowl single drainer stainless steel sink unit with mixer tap, electric oven and hob, extractor hood over, recess and plumbing for washing machine, space for fridge/freezer, tiled flooring.

**Lounge/Diner 17' 2" x 10' 2" (5.23m x 3.10m)**

Flat and coved ceiling, UPVC double glazed window to side elevation, space for table and chairs, radiator, opening to:

**Bedroom One 15' 10" max x 9' 3" (4.82m max x 2.82m)**

Flat and coved ceiling, UPVC double glazed window to side elevation, fitted wardrobe, radiator.

**Bedroom Two 11' 9" x 8' 2" (3.58m x 2.49m)**

Flat and coved ceiling, UPVC double glazed window to side elevation, radiator.

**Bathroom 8' 3" x 7' 11" (2.51m x 2.41m)**

Flat and coved ceiling, extractor fan, low level close coupled WC, pedestal wash hand basin, panelled bath with mains shower over, fitted shower screen, radiator, tiled flooring.

**Outside**

The property benefits from one allocated parking space.

**LEASE:** Approximately 95 years

**GROUND RENT & SERVICE CHARGE:** Approximately £1600 p.a.

**General Information:**

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains sewerage

Mobile & broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)







Tenure: Leasehold  
Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.  
**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

£145,000  
Penny Court, Forton Road, Gosport, PO12 4TH

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT