

Situated in a popular gated development and benefitting from no onward chain is this well presented two bedroom apartment. The property further benefits from an allocated parking space, modern fitted kitchen and bathroom with bath and shower.

**The Accommodation Comprises**  
Communal front door to:

**Inner Hall**  
Apartment front door to:

**Entrance Hall/ Study Area**  
Flat ceiling with inset spotlighting, secure phone entry system, storage cupboard with space for tumble dryer, further storage cupboard housing consumer units and hot water tank, wall mounted electric heater, spacious offering a study area (perfect for working from home) door to:

**Open Plan Lounge/Kitchen/Diner 24' 5" x 14' 5" narrowing to 11' 1" (7.44m x 4.39m)**  
Flat ceiling with inset spotlighting, sash window to rear elevation, modern fitted kitchen with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with extractor hood over, integrated washing machine, space for fridge freezer, space for table and chairs, TV aerial point, wall mounted electric heater.

**Bedroom One 12' 9" x 9' 10" (3.88m x 2.99m)**  
Flat ceiling, glazed sash window to rear elevation, wall mounted electric heater.

**Bedroom Two 12' 7" x 9' 3" (3.83m x 2.82m) maximum measurements**  
Flat ceiling, glazed sash window to rear elevation, wall mounted electric heater, built-in wardrobe.

**Bathroom 9' 3" x 5' 6" narrowing to 4' 5" (2.82m x 1.68m)**  
Flat ceiling with inset spotlighting, low level close coupled WC, pedestal wash hand basin with mixer tap, shower cubicle with mains shower, panelled bath with mixer tap, shaver point, extractor fan, heated towel rail.

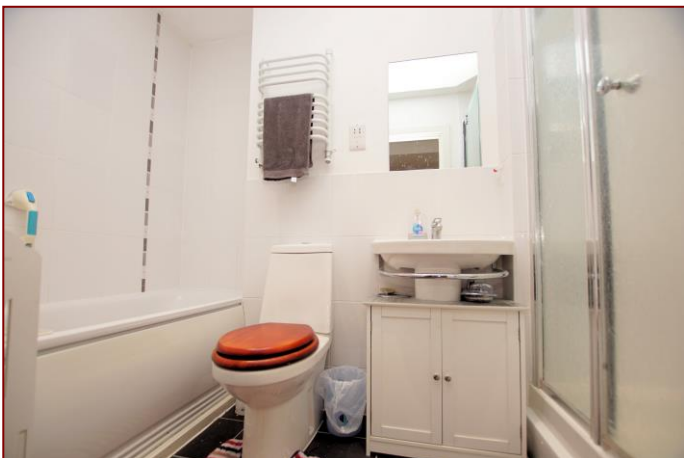
**Outside**  
The property benefits from an allocated parking space.

**Lease Information**  
The vendor informs us at the time of instruction of the following:

Lease: 103 years remaining  
Ground Rent: £150 per annum  
Service Charge: Approx. £3,500 - £3,800 per annum

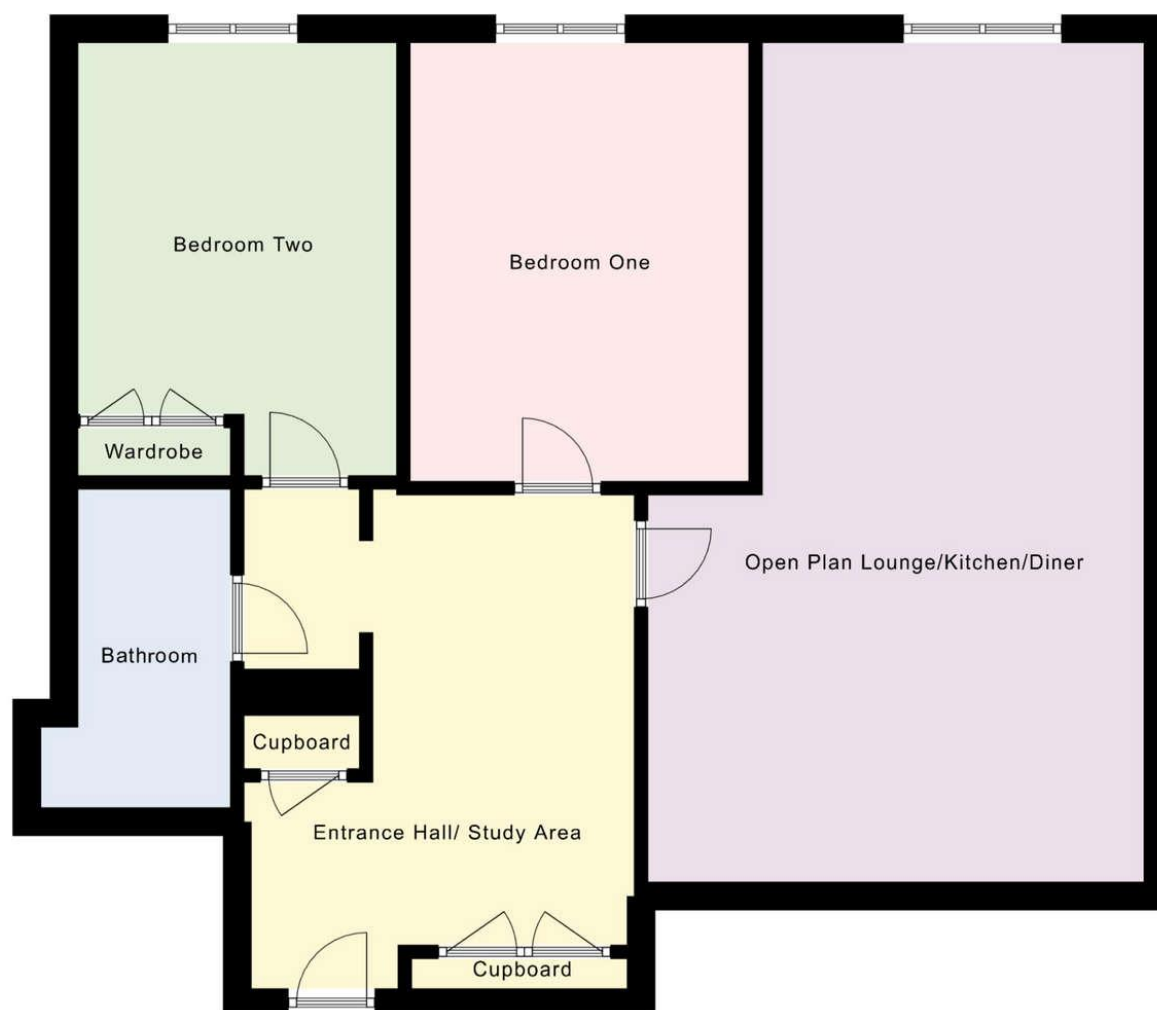
All information should be verified by your legal representative before exchange of contract.

**General Information**  
Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Gas Supply: Mains  
Sewerage: Mains  
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: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 D	
39-54	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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**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\*

£149,995  
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