

A well presented **FIRST FLOOR** apartment benefiting from stylish shower room, open plan lounge/diner with modern fitted kitchen and integrated appliances, two good sized bedrooms & allocated parking.

The Accommodation Comprises:

Secure entry system into:

Communal Entrance Hall

Stairs and lift to all floors, solid door into:

Entrance Hall

Oak flooring, storage cupboard housing electric meter and ventilation system.

Open Plan Lounge/Diner/Kitchen 21' 11" x 13' 3" (6.68m x 4.04m)

Modern fitted kitchen with integrated fridge/freezer, slimline dishwasher, oven and gas hob above, extractor hood over, washer/dryer, stainless steel sink unit with mixer tap, two radiators, storage cupboard, oak flooring, space for table and chairs, storage cupboard housing combination boiler, double glazed sliding door to Juliet balcony to side elevation.

Bedroom One 11' 6" x 9' 1" (3.50m x 2.77m)

UPVC double glazed window to side elevation fitted with wooden shutters, built-in wardrobes, radiator.

Bedroom Two 11' 6" x 8' 4" (3.50m x 2.54m)

UPVC double glazed window to side elevation fitted with wooden shutters, radiator.

Shower Room

Modern fitted shower room comprising double shower cubicle with waterfall shower and further shower attachment above, wash hand basin set in vanity unit, mirror fronted vanity unit to wall, low level WC, radiator, towel holder to wall, extractor fan.

Outside

The property benefits from allocated parking and further visitor spaces plus secure bicycle storage area.

Vendor Information

The Vendor advised the following at the time of instruction:

Ground Rent/Services Charges for 2025/26: ~ £1960 p.a.

Lease remaining: 125 years from 2012

Gas and water meters are located in the communal areas.

However, we recommend this information is verified by your legal representative before exchange of contracts.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Mains

Sewerage: Mains

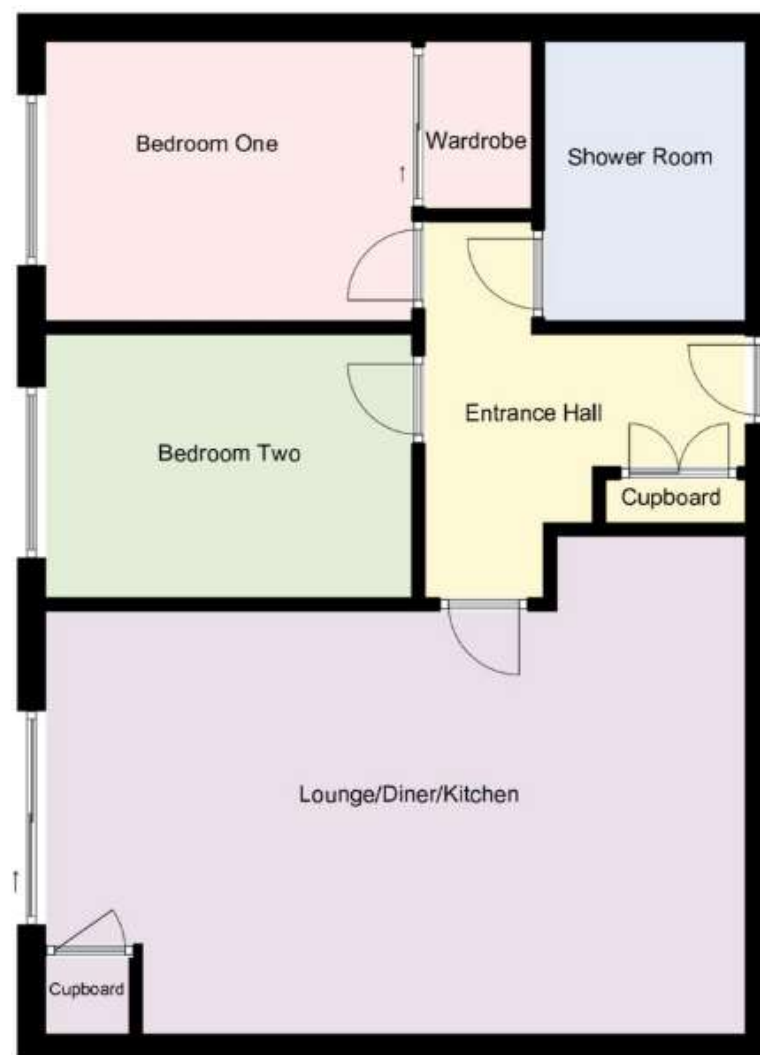
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Leasehold

Council Tax Band: B





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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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£155,000

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DRAFT DETAILS

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