

***A deceptively spacious upper floor apartment comprising two double bedrooms, a modern fitted kitchen/breakfast room, bright and airy lounge/dining room, bathroom as well as an en-suite to master bedroom, close to the marina, eateries & shops and benefitting from NO ONWARD CHAIN ***

The Accommodation Comprises:

Secure entry phone system, solid front door into communal entrance hall, stairs to First Floor, window to front elevation, door into:

Apartment Entrance Hall

Secure entry phone system, solid wood floorboards, two storage cupboards (one housing utility meters and one housing Worcester boiler), radiator.

Lounge/Diner 17' 0" x 19' 10" (5.18m x 6.04m)

Two sash windows to rear elevation overlooking communal green areas, three radiators, fitted bookshelves with cupboards below either side of the feature fireplace.

Kitchen/Breakfast Room 16' 1" x 7' 10" (4.90m x 2.39m)

Sash windows to rear elevation overlooking communal green areas, with a range of base cupboards and matching eye level units, half tiling to walls, laminate flooring, stainless steel sink unit with mixer tap, integrated washing machine, oven with gas hob and extractor hood over, extractor fan, space for fridge/freezer, space for table and chairs.

Bathroom

Bath with shower above, low level WC, wash hand basin with mixer tap, extractor fan, inset spotlights, radiator.

Bedroom One 17' 0" x 10' 7" (5.18m x 3.22m) max

Sash window to front elevation, solid wood flooring, built-in wardrobes, feature fireplace, radiator, door into:

En-Suite

Shower cubicle with shower above, wash hand basin set in vanity unit, low level WC, extractor fan, radiator.

Bedroom Two 13' 9" x 8' 10" (4.19m x 2.69m)

Sash window to front elevation, solid wood flooring, radiator.

Outside

Communal green areas surrounded by mature trees to rear of the property, allocated parking space and additional visitor spaces.

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: D
Grade II Listed Building

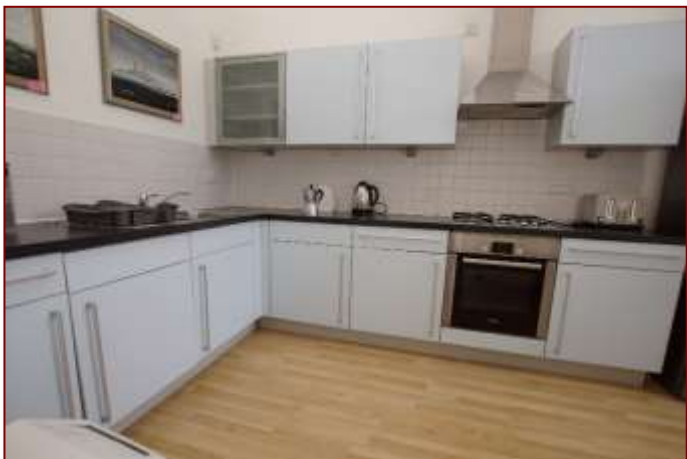
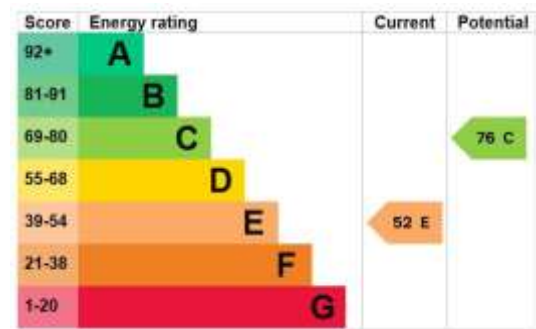
Vendor Information

The following information has been provided by the Vendor but this should be verified by your conveyancer prior to exchange of contracts:

Length of Lease: 987 years

Annual Service Charge: Approximately £3000 per annum

Ground Rent: £200 per annum





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

£200,000
Officers Quarters, Weevil Lane, Gosport, PO12 1AG

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

