

Conveniently located close to Stoke Road shops and amenities and benefiting from two bathrooms and a balcony is this well presented two bedroom apartment.

The Accommodation Comprises:-

Communal storage area, communal front door with secure phone entry system to:

Communal Entrance Hall:-

Stairs to second floor, apartment front door to:

Entrance Porch:-

Flat and coved ceiling, space for coats and shoes, door to:

Entrance Hall:-

Flat and coved ceiling, secure phone entry system, radiator, large storage cupboard, wall mounted gas central heating boiler, meter cupboard, door to:

Open Plan Lounge/ Kitchen/ Breakfast Area:- 22' 11" x 16' 2" (6.98m x 4.92m) max measurements

Flat and coved ceiling with inset spotlighting, double glazed French doors to balcony, double glazed window to side elevation, two radiators, kitchen fitted with a range of base cupboards and matching eye level units, rolltop worksurfaces, tiled splashbacks, stainless steel sink unit with mixer tap, integrated electric oven with gas hob and extractor hood over, space and plumbing for washing machine, breakfast bar area.

Bedroom One:- 11' 6" x 9' 9" (3.50m x 2.97m)

Flat and coved ceiling, two double glazed windows to rear elevation, radiator, door to:

En Suite:- 6' 4" x 4' 7" (1.93m x 1.40m)

Flat and coved ceiling, low level close coupled WC, pedestal wash hand basin, corner shower cubicle, extractor fan, tiled flooring.

Bedroom Two:- 12' 0" x 7' 5" (3.65m x 2.26m)

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

Bathroom:- 6' 9" x 6' 2" (2.06m x 1.88m)

Flat and coved ceiling, double glazed window to side elevation, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and chrome connection off, extractor fan, tiled flooring, chrome ladder style radiator.

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: 125 years from Jun 2009

Service Charge: £1,136 per annum

Ground Rent: £100 per annum

General Information:-

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - Mains

Sewerage - Mains

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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DRAFT DETAILS

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