

A well-presented GROUND FLOOR apartment situated close to local amenities and transport links, briefly comprising spacious modern fitted kitchen, large lounge/dining room, double bedroom, bathroom and residents parking.

The Accommodation Comprises:
Secure Entry System into inner hall, door to:

Entrance Hall
Storage heater, meters to wall, entry phone to wall, laminate flooring, door to:

Lounge/Diner 15' 1" x 10' 6" (4.59m x 3.20m)
UPVC double glazed window to front elevation, laminate flooring, space for table and chairs.

Kitchen 7' 4" x 7' 11" (2.23m x 2.41m)
UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye-level units, stainless steel sink unit with mixer tap, half tiling to walls, integrated oven with electric hob and extractor hood over, integrated washing machine, integrated fridge, space for additional fridge/freezer, laminate flooring.

Bedroom 14' 4" x 8' 8" (4.37m x 2.64m)
UPVC double glazed window to front elevation, laminate flooring.

Bathroom
Obscured UPVC double glazed window to side elevation, bath with mixer tap and MIRA shower above, wash hand basin with mixer taps, low level WC, extractor fan, mirror-fronted vanity unit to wall, laminate flooring.

Outside
The property benefits from private residents parking.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric 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: A

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: 965 yeras remaining
Ground Rent: £50 p.a.
Service Charges: Approx £640 p.a.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	76 C
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.

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DRAFT DETAILS

£130,000
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