

This superbly located two bedroom apartment is positioned within a stones throw of the High Street and waterfront overlooking Portsmouth Harbour. Situated on the second floor, the property provides spacious living accommodation and benefits which include en-suite facilities, balcony enjoying water glimpses, lift access and allocated covered parking. Offered for sale with no forward chain.

**The Accommodation Comprises**

Security entry system to:

**Communal Entrance Hall**

Stairs and lift to second-floor, external walkway leading to:

**Apartment**

Double glazed front door to:

**Entrance Hall**

Coved ceiling, smoke alarm, radiator, communal door entry phone, airing cupboard with electric boiler and hot water tank.

**Lounge/Diner 16' 5" x 15' 4" (5.00m x 4.67m) maximum measurements**

UPVC double glazed windows and double opening doors to balcony with glimpses of Portsmouth Harbour and Spinnaker Tower, radiator, opening to:

**Kitchen 8' 11" x 7' 2" (2.72m x 2.18m)**

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, integrated fridge/freezer, freestanding washing machine, integrated electric oven and hob with extractor hood over, stainless steel single drainer sink unit.

**Bedroom One 11' 6" x 11' 2" (3.50m x 3.40m)**

UPVC double glazed window to front elevation with glimpses of Portsmouth Harbour, radiator, built-in wardrobe, door to:

**En-Suite 5' 5" x 5' 5" (1.65m x 1.65m)**

Pedestal wash hand basin, close coupled WC, corner shower cubicle with mains shower, extractor fan, coved ceiling, radiator.

**Bedroom Two 12' 5" x 7' 9" (3.78m x 2.36m)**

Coved ceiling, UPVC double glazed window to rear elevation, radiator.

**Bathroom 7' 0" x 5' 9" (2.13m x 1.75m)**

Obscured UPVC double glazed window to rear elevation, close coupled WC, wash hand basin, panelled bath with mixer tap and shower attachment, fitted mirror, ladder style radiator, tiled floor, extractor fan.

**Outside**

The property benefits from an undercover allocated parking space with folding key bollard, bike & bin storage.

**Lease Information**

The vendor informs us at the time of instruction of the following lease information, which should be verified by your legal representative before exchange of contracts.

Lease: 999 years from 2005. We understand the residents of Warrior Court collectively own the Freehold of the property.

Ground Rent: £NIL

Service & Insurance Charge: £1,388.90 per annum

**General Information**

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Mains

Electric Supply: Mains

Gas Supply: Mains

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

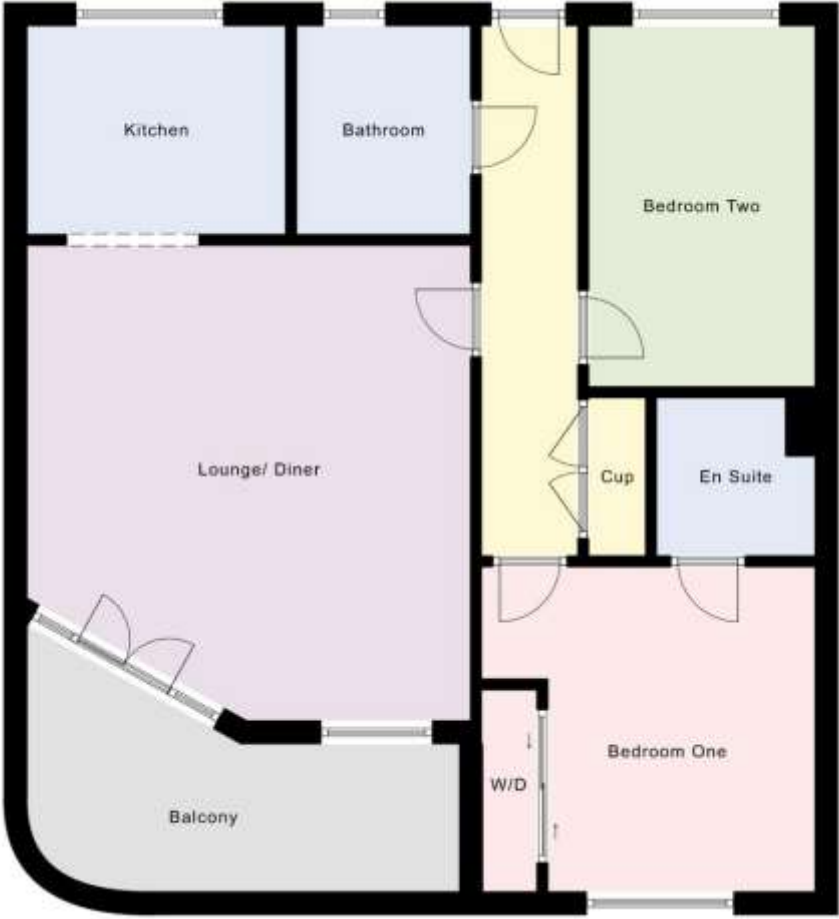
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Share of Freehold

Council Tax Band: B



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



\*DRAFT DETAILS\*

£189,950  
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