

***A spacious and well presented first floor apartment having been freshly decorated, situated in a convenient location and benefitting from a double bedroom, kitchen, bathroom & communal gardens ***

The Accommodation Comprises:

First floor walkway with UPVC double glazed front door with etched glass panels to:

Entrance Hall

Boiler cupboard with combination gas central heating boiler, access to loft space, storage cupboard, radiator.

Lounge 15' 5" x 11' 1" (4.70m x 3.38m)

UPVC double glazed window, double radiator, coved ceiling.

Kitchen 7' 8" x 11' 11" (2.34m x 3.63m) max

UPVC double glazed window, fitted with base cupboards and matching wall units, worksurface over, electric and gas cooker point, space and plumbing for washing machine, space for fridge/freezer, tiled splashbacks, radiator, meter cupboard.

Bedroom 11' 11" x 8' 1" (3.63m x 2.46m)

UPVC double glazed window to rear elevation, radiator, built-in double wardrobe with mirror fronted sliding doors.

Bathroom

UPVC double glazed window, freshly plastered and painted, white suite of panelled bath with electric shower over, WC, wash hand basin, tiled walls and floor, radiator.

Outside

Store shed, communal gardens, parking on a first come first serve basis.

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: A

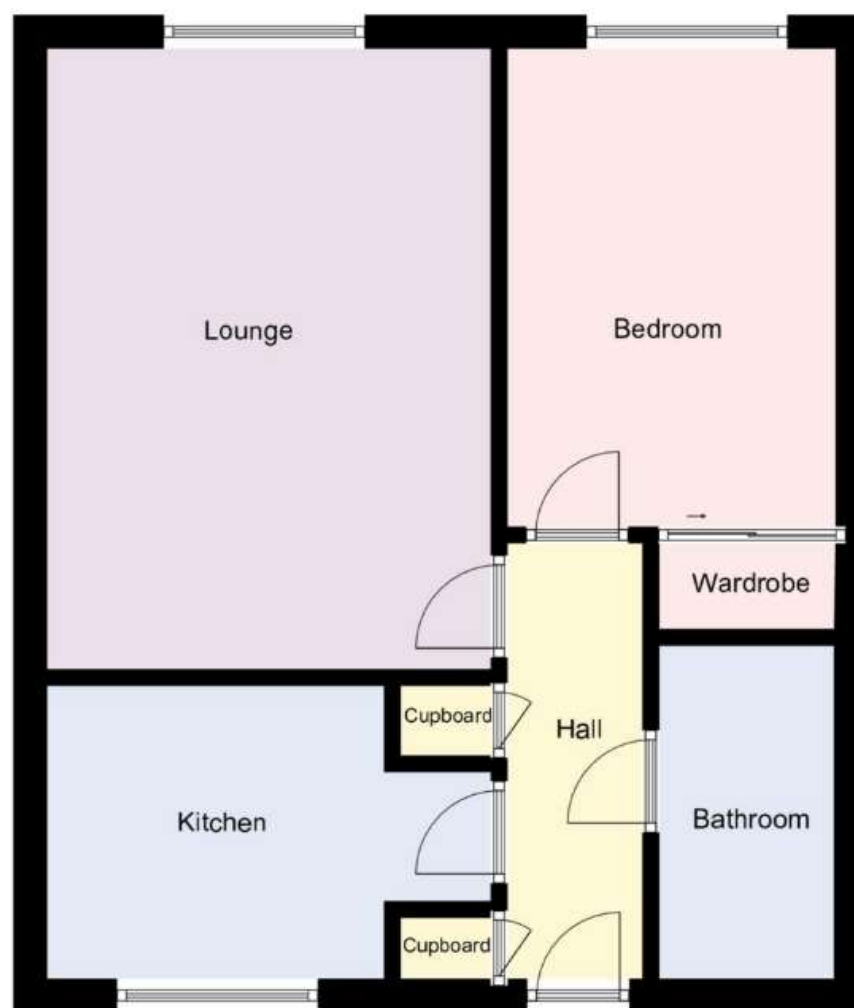
Agents Note

The following information has been provided by the Vendor at the time of instruction but should be verified during the conveyancing process:

Length of Lease: ~90 years remaining
Ground Rent: TBA
Service Charge: TBA

Awaiting EPC





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

£129,995
The Hoe, Gosport, PO13 0ZJ

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

Fenwicks
THE INDEPENDENT ESTATE AGENT