

Situated in Stubbington is this well presented, first floor duplex apartment benefitting from two bedrooms, two shower rooms and allocated parking for two vehicles. The block enjoys use of a communal garden.

The Accommodation Comprises

Front door to:

Communal Entrance Hall

Secure entry system, stairs to all floors.

Apartment:

Entrance Hall

Storage cupboard with hanging space and shelving, further under stairs storage cupboard, stairs to upper floor.

Lounge/Dining Room 20' 0" x 14' 4" (6.09m x 4.37m)

Window to front elevation, opening to:

Kitchen 14' 3" x 8' 9" (4.34m x 2.66m)

Fitted with a modern range of base cupboards and matching eye level units, rolltop work surfaces, tiled surround, one and a half bowl composite sink unit with mixer tap, integral oven, gas hob with extractor hood over, breakfast bar, integral washing machine, dishwasher, fridge and freezer. Window to rear elevation, cupboard housing boiler.

Bedroom One 20' 6" x 9' 10" (6.24m x 2.99m) maximum measurements

Window to front elevation, built in wardrobes and drawer units, obscured feature glass panel to entrance hall.

Shower Room 7' 5" x 6' 8" (2.26m x 2.03m) maximum measurements

Obscured window to side elevation, inset spotlighting, extractor fan, corner shower cubicle with mains shower over, close coupled WC with concealed cistern, wash hand basin set in vanity unit.

Upper Floor Landing

Natural light tunnels, door to:

Bedroom Two 13' 2" x 13' 1" (4.01m x 3.98m) plus recess

Velux window, storage cupboard, access to eaves storage, built in wardrobe.

Shower Room 9' 5" x 8' 10" (2.87m x 2.69m)

Natural light tunnel, corner shower cubicle with mains shower over, pedestal wash hand basin, close coupled WC, extractor fan.

Outside

The property benefits from communal gardens and allocated parking for two vehicles.

Lease Information

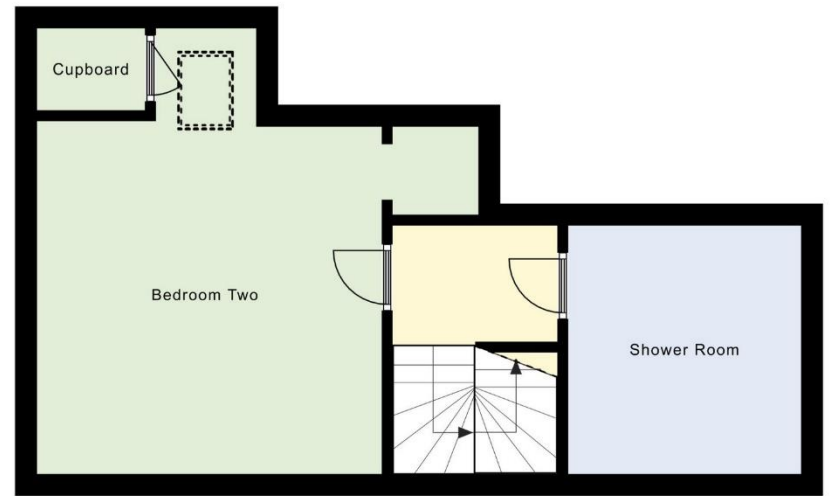
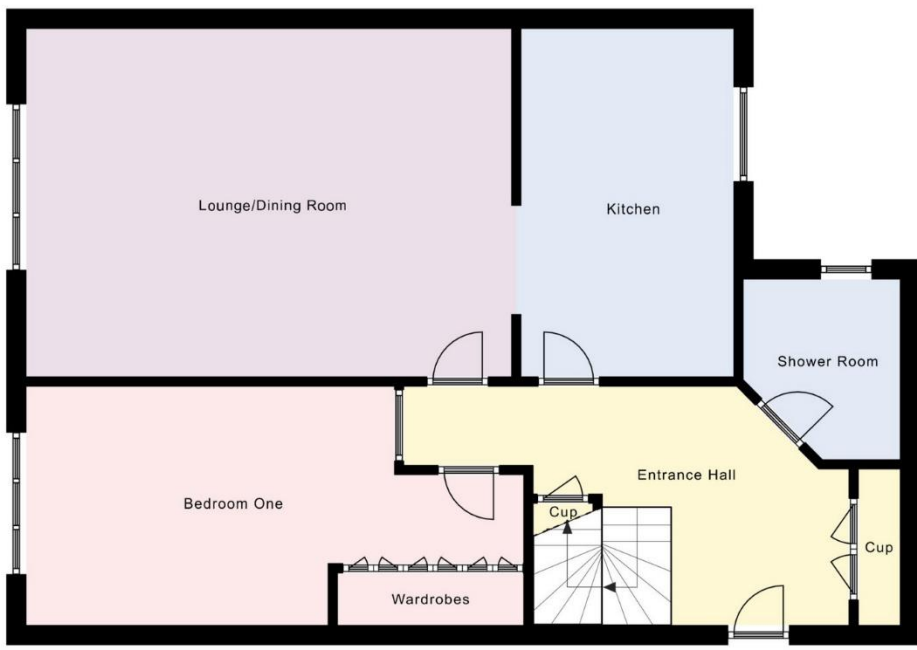
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: TBC

Ground Rent: nil

Service Charge: £960 per annum





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

Tenure: Share of Freehold

Council Tax Band: C

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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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£290,000

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DRAFT DETAILS

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THE INDEPENDENT ESTATE AGENT