

A fantastic opportunity to acquire this luxurious ground floor apartment with stunning views of The Solent & Isle of Wight and finished to a high standard. The property offers an impressive open plan living/kitchen/dining space, two double bedrooms with en suite to master, spacious entrance hallway, parking, store room and no forward chain.

**The Accommodation Comprises**

Secure video phone entry to communal entrance hall with tiled marble floor, communal stairs and lift. Front door to Apartment 1.

**Entrance Hall**

Solid oak fire doors, video entry phone, storage cupboard, further utility cupboard housing hot water system, gas combination boiler and washing machine (to remain).

**Open Plan Living Area** 23' 7" x 17' 11" (7.18m x 5.46m) maximum measurements

Double glazed sliding doors to terrace with frameless glass enclosure and views of The Solent & Isle of Wight, further double glazed window to side elevation, video entry phone to wall.

**Kitchen**

Open plan to the main living room is the contemporary kitchen fitted with a modern range of base cupboards and eye level units, solid granite worktops, breakfast bar, induction hob with extractor hood over, integrated electric oven, microwave, dishwasher, fridge freezer, one and a half bowl stainless steel sink unit with mixer tap and boiling water tap, waste disposal, inset spotlighting.

**Bedroom One** 13' 1" x 10' 4" (3.98m x 3.15m) maximum measurements

Double glazed window to rear elevation, built in wardrobe, door to:

**En Suite**

Contemporary fittings including double shower enclosure with mains rainfall shower head and additional hand shower attachment, wash hand basin set in vanity unit, close coupled WC with concealed cistern, underfloor heating, heated mirror, tiling to walls and floor, extractor fan, obscured double glazed window to side elevation.

**Bedroom Two** 9' 2" x 8' 7" (2.79m x 2.61m) plus wardrobe

Double glazed window to rear elevation, built in wardrobe.

**Bathroom**

Contemporary fittings including paneled bath with mixer tap, mains rainfall shower head and additional hand shower attachment, wash hand basin set in vanity unit, close coupled WC with concealed cistern, underfloor heating, heated mirror, tiling to walls and floor, extractor fan.

**Outside**

Allocated parking is located to the rear of the building, along with three visitor spaces, a storage unit and bin store. A side pedestrian walkway allows access to the seafront.

**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: 250 years from 2020  
Ground Rent: £150 per annum  
Service Charge: £976.92 per annum

The building benefits from the remainder of the original structural warranty (built 2020/2021).

**General Information**

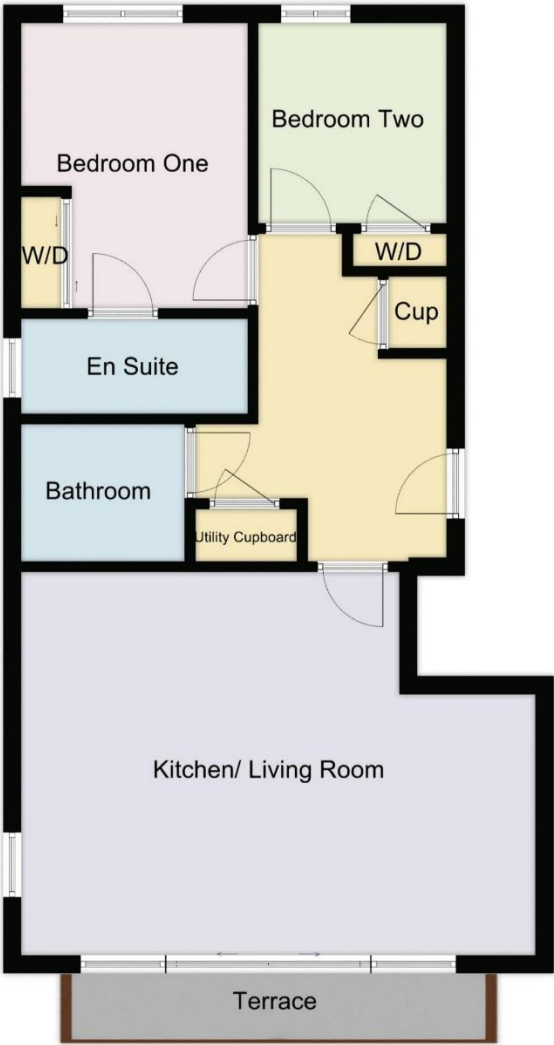
Construction - Traditional  
Water Supply – Portsmouth Water  
Electric Supply – Mains  
Gas Supply - Mains  
Sewerage - Mains  
Mobile & Broadband coverage - Please check via:  
<https://checker.ofcom.org.uk/>  
Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>





Tenure: Leasehold

Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	85   B
69-80	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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\*DRAFT DETAILS\*

£389,995  
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