

**A rare and exciting opportunity to acquire this exceptional duplex apartment situated on the top floor of Island Court. This impressive property enjoys views over the Solent & Isle of Wight with a balcony on both levels.**

**The Accommodation Comprises**

Communal entry door with intercom system to:

**Communal Entrance Hall**

Stairs and lift to third floor, door to:

**Apartment**

**Entrance Hall**

Coved ceiling, phone entry system to wall, storage area, stairs to upper floor, radiator.

**Lounge/Dining Room 19' 6" x 15' 2" (5.94m x 4.62m) maximum measurements**

Coved ceiling, UPVC double glazed window and sliding door to balcony with views over the Solent and Isle of Wight, further UPVC double glazed window to side elevation, radiator, door to:

**Kitchen 12' 8" x 5' 8" (3.86m x 1.73m)**

UPVC double glazed window to front elevation enjoying views over the Solent and Isle of Wight, inset spotlighting, fitted with a modern range of base cupboards and matching eye level units, roll top worksurface, composite one and a half bowl single drainer sink unit with mixer tap, integrated appliances include fridge, freezer, dishwasher, electric oven, additional electric combination microwave and warming drawer, induction hob with extractor hood over, radiator.

**Cloakroom 5' 8" x 4' 6" (1.73m x 1.37m) maximum measurements**

Close coupled WC, wash hand basin, shaver socket, built in shelving unit, under stairs storage cupboard, extractor fan, heated towel rail.

**Bedroom Two 10' 8" x 10' 7" (3.25m x 3.22m) plus window recess**

Coved ceiling, UPVC double glazed window to front elevation enjoying views over the Solent and Isle of Wight, built in wardrobes, access to loft space, radiator.

**Landing**

Access to further loft space.

**Bedroom One 11' 0" x 10' 5" (3.35m x 3.17m) plus wardrobe**

UPVC double glazed tilt and turn doors to balcony enjoying views over the Solent and Isle of Wight, built in wardrobes with sliding doors and access to further eaves storage space, radiator.

**Shower Room 15' 9" x 7' 8" (4.80m x 2.34m) maximum measurements**

Velux window, inset spotlighting, walk in double shower with mains shower over, close coupled WC, pedestal wash hand basin with mixer tap, airing cupboard with slatted shelving housing gas combination boiler.

**Utility Room 8' 5" x 4' 8" (2.56m x 1.42m) maximum measurements**

Space and plumbing for washing machine, extractor fan, heated towel rail, radiator, fire escape door to communal area.

**Outside**

The property benefits from communal parking and an integral garage with power and light connected accessed via electric up and over door.

**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 years from TBC

Ground Rent: TBC (share of freehold)

Service Charge: £1,920 per annum

**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: Share of Freehold

Council Tax Band: D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 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\*

£450,000  
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