

A superb opportunity to purchase this two bedroom first floor apartment situated on the popular Cherque Farm development. The property benefits from parking and garage.

The Accommodation Comprises

Glazed front door to:

Ground Floor Entrance Hall

Radiator, storage cupboard with coat hooks, consumer unit to wall, stairs to first floor, UPVC double glazed window to front elevation.

First Floor Landing

Radiator, storage cupboard.

Lounge/Dining Room 21' 4" max x 10' 9" narrowing to 6' 11"(6.50m x 3.27m)

Double aspect with UPVC double glazed bay window to front elevation and UPVC double glazed window to rear elevation, two radiators.

Kitchen 13' 3" x 7' 9" (4.04m x 2.36m) Irregular Shape

UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface, tiled surround, one and a half bowl single drainer, stainless steel sink unit with mixer tap, integrated electric oven, gas hob with extractor hood over, cupboard housing boiler, storage cupboard, tiled flooring, space for fridge/freezer.

Bedroom One 13' 10" x 10' 3" (4.21m x 3.12m) maximum measurements

UPVC double glazed window to front elevation, radiator, range of built-in wardrobes.

Bedroom Two 11' 9" x 11' 2" (3.58m x 3.40m) Irregular Shape

UPVC double glazed window to front elevation, access to loft space, radiator.

Bathroom 6' 10" x 5' 7" (2.08m x 1.70m)

Close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment, extractor fan, ladder style radiator.

Outside

Property benefits from allocated parking and garage with power and lighting.

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: 999 years from 2001

Ground Rent: Peppercorn

Service Charge: Peppercorn

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: C

Awaiting EPC

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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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£250,000

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DRAFT DETAILS

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