

Enjoying stunning views over the Solent & Isle of Wight is this second floor two bedroom apartment. The property benefits from an enclosed balcony and garage.

**The Accommodation Comprises**

Communal front door with security entry system to communal hallway, stairs to second floor, door to:-

**Entrance Hallway**

Security entry phone system, storage cupboard housing meters with additional storage above, further deep storage cupboard with shelving.

**Lounge/Diner 17' 6" x 9' 11" (5.33m x 3.02m)**

UPVC double glazed window to front elevation, radiator, door to enclosed balcony, door to:-

**Kitchen 12' 5" x 7' 0" (3.78m x 2.13m)**

UPVC double glazed window to front and side elevations, fitted with a range of base and eye level units, one and a half bowl single drainer sink unit, wall mounted boiler, recess and plumbing for washing machine, recess for undercounted, fridge and freezer, space for oven with extractor hood over.

**Bedroom One 15' 7" x 9' 7" (4.75m x 2.92m)**

UPVC double glazed window to rear elevation, radiator.

**Bedroom Two 15' 0" x 7' 5" (4.57m x 2.26m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 7' 5" x 5' 6" (2.26m x 1.68m)**

Obscured UPVC double glazed window to side elevation, close coupled W.C, wash hand basin, bath with shower over, heated towel rail.

**Outside**

The property benefits from a garage to the rear of the building and visitors parking.

**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.

Ground Rent: Nil (share of freehold)

Service Charge: Approximately £800 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



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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\*

£269,995  
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