Situated in the popular Pearce Court development is this two bedroom second floor retirement apartment with lift access.

The Accommodation Comprises:
Secure entry door, lift and stairs to Second Floor.

Entrance
Glazed panel door into:

Entrance Hall
Storage heater, airing cupboard, secure entry phone, emergency assistance call facility.

Lounge/Diner 18' 1'' x 9' 10'' (5.51m x 2.99m) max
UPVC double glazed window to rear elevation, storage heater, emergency assistance pull cord.

Kitchen 9' 10'' x 7' 8'' (2.99m x 2.34m)
UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, work surface over, tiled splashbacks, stainless steel sink unit, space for oven with extractor hood, space for fridge/freezer, emergency assistance pull cord.

Bedroom One 11' 1'' x 9' 3'' (3.38m x 2.82m)
UPVC double glazed window to rear elevation, storage heater, emergency assistance pull cord.

Bedroom Two 9' 9'' x 7' 2'' (2.97m x 2.18m)
UPVC double glazed window with additional secondary glazing to front elevation, electric heater, emergency assistance pull cord.

Shower Room 6' 8'' x 5' 6'' (2.03m x 1.68m)
Shower cubicle, wash hand basin set in vanity unit, low level WC, tiled walls, emergency assistance pull cord, extractor fan, wall mounted fan heater.

Communal Facilities
The property benefits from a communal laundry room, parking area and garden. There is also a guest suite available.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric Supply: Mains
Sewerage: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Leasehold
Council Tax Band: A

Lease Information:
At the time of instruction, the Vendor advised of the following information, which should be verified by your legal representative before exchange of contracts:

Length of Lease: TBC
Ground Rent: TBC
Service Charge: Approx. £330.00 per month

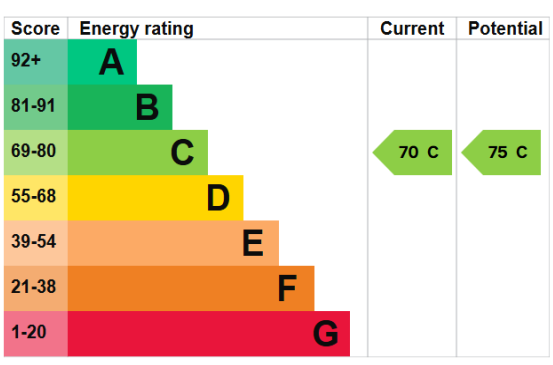






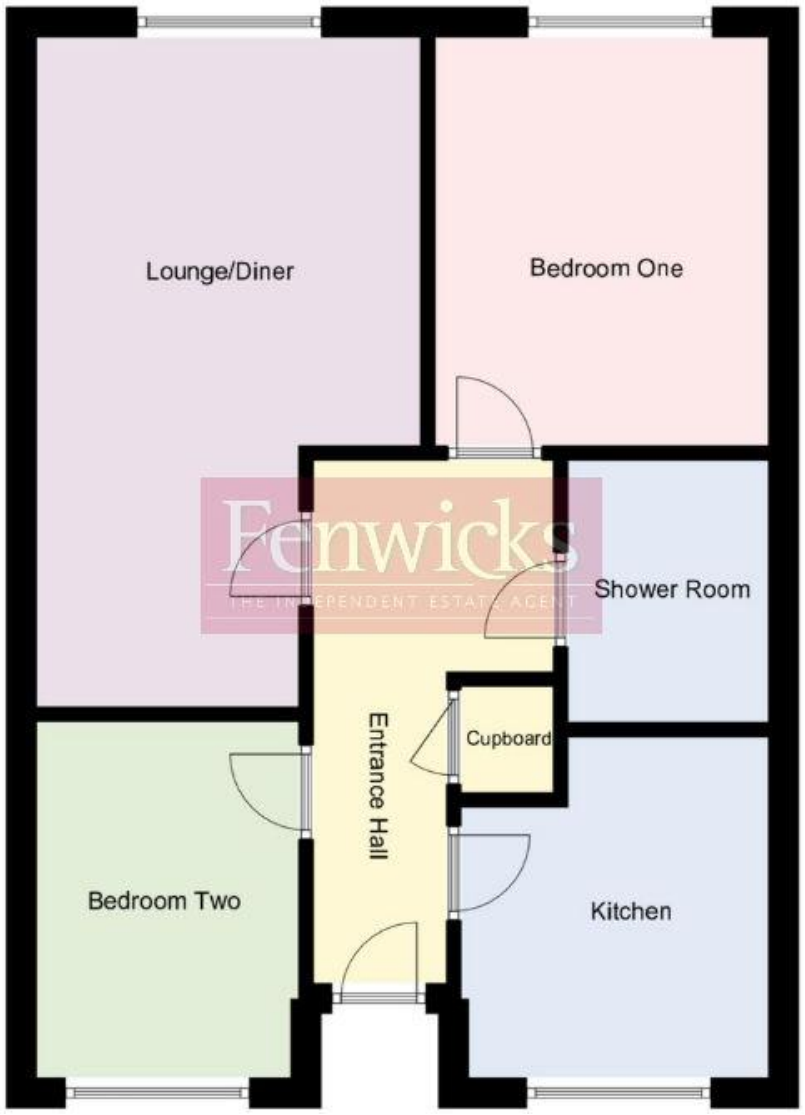








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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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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The Property Ombudsman



DRAFT DETAILS

£80,000

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