

The Accommodation Comprises
UPVC double glazed door into porch

Entrance Hall
UPVC double glazed window to side elevation, meter cupboard, stairs leading to first floor.

Kitchen 13' 11" x 6' 2" (4.24m x 1.88m)
Two UPVC double glazed windows to rear elevation, tiled flooring, range of base cupboards and matching eye level units, stainless steel sink with drainer, integrated dishwasher, integrated oven with gas hob, extractor hood over, radiator.

Lounge/Dining Room 17' 6" x 10' 9" (5.33m x 3.27m)
UPVC double glazed sliding patio doors providing access to balcony, two radiators.

First Floor Landing
UPVC double glazed windows to side elevation, radiator, stairs to second floor.

Bedroom One 10' 7" x 10' 7" (3.22m x 3.22m)
UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, radiator, storage cupboard above stairs.

Bedroom Two 10' 9" x 8' 9" (3.27m x 2.66m)
UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

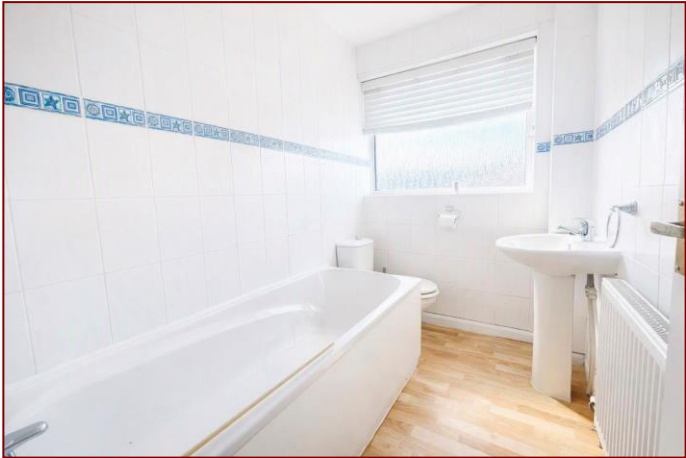
Bathroom 7' 7" x 4' 10" (2.31m x 1.47m)
Obscured UPVC double glazed window to rear elevation, closed coupled WC, pedestal wash hand basin, panelled bath with mains shower connection, radiator.

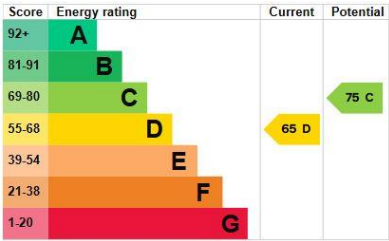
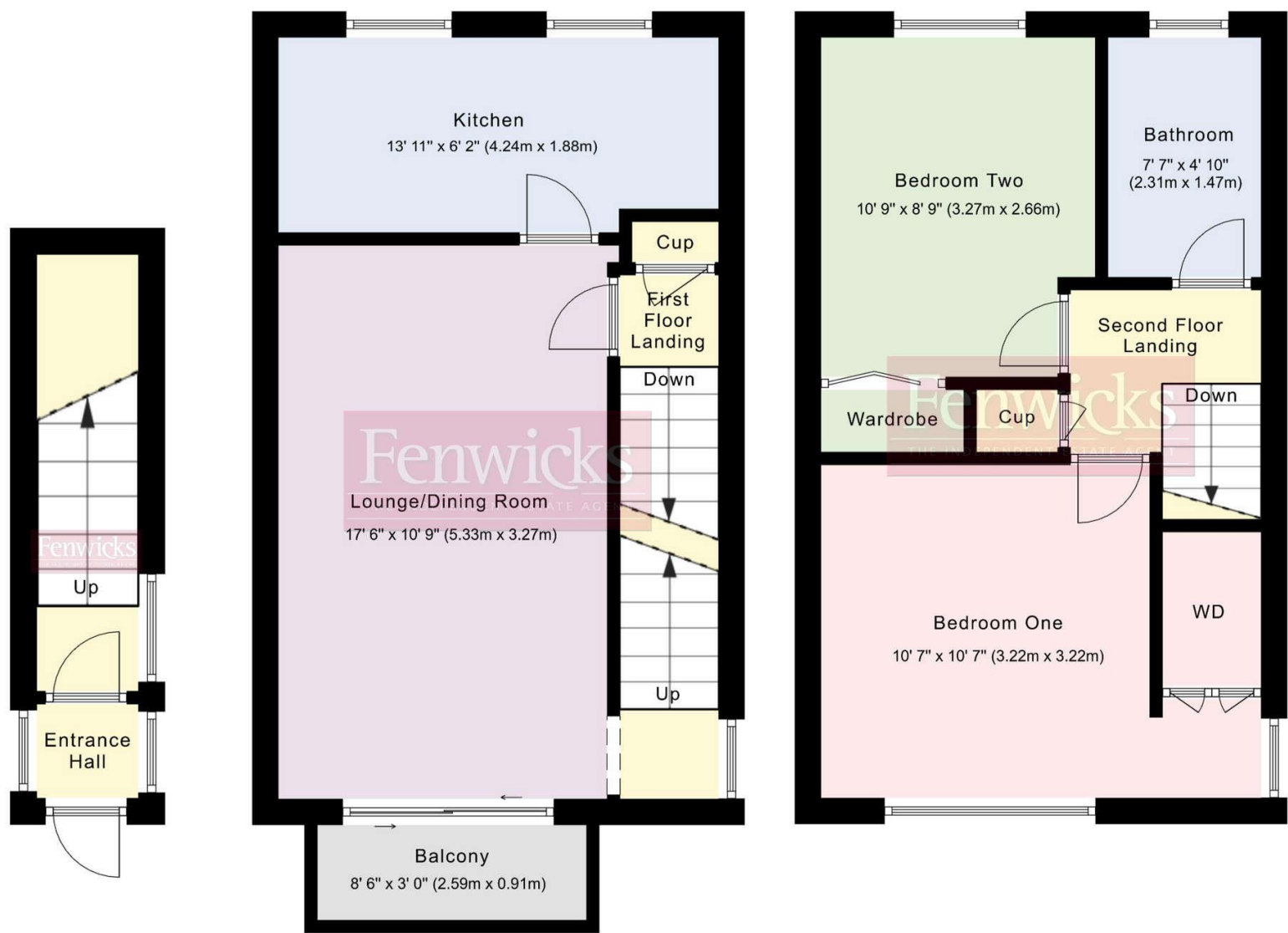
Second Floor Landing
Storage cupboard.

Outside
The property has a garage situated in a block.

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 YYYY
Ground Rent: TBC
Service Charge: TBC

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

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

