

NO ONWARD CHAIN. Beautifully presented and spacious, one bedroom ground floor apartment with fitted kitchen, refitted shower room and allocated parking space visible from apartment.

- One Double Bedroom Ground Floor Apartment
- 23 Foot Entrance Hall
- Spacious Lounge/Diner/Kitchen
- Refitted Shower Room
- Allocated Parking
- High Ceilings
- No Onward Chain

The Accommodation Comprises:-
Front door into:-

Entrance Hall:-

Cloaks cupboard with storage, sash window to bedroom/dressing area, further cupboard with storage and electrical points, double opening doors to cupboard containing hot water tank with storage area.

Lounge/Diner/Kitchen:- 22' x 10' 6" (6.70m x 3.20m)

Triple sash windows overlooking front elevation, two radiators, shelving, space for table and chairs. Kitchen area is refurbished with base and eye level units with work surfaces and tiled surround, sink unit with mixer tap, breakfast peninsula bar with induction hob with extractor inset, Neff hide and slide oven, grill, Neff microwave, integrated fridge, slim-line dishwasher, integrated washing machine/tumble dryer.

Bedroom:- 15' x 10' 5" (4.57m x 3.17m) Maximum Measurements

Sash window to front elevation with fitted custom built shutters, double radiator, dressing area with further window, double opening doors to fitted wardrobe and storage cupboard above.

Shower Room:- 7' 1" x 6' 5" (2.16m x 1.95m)

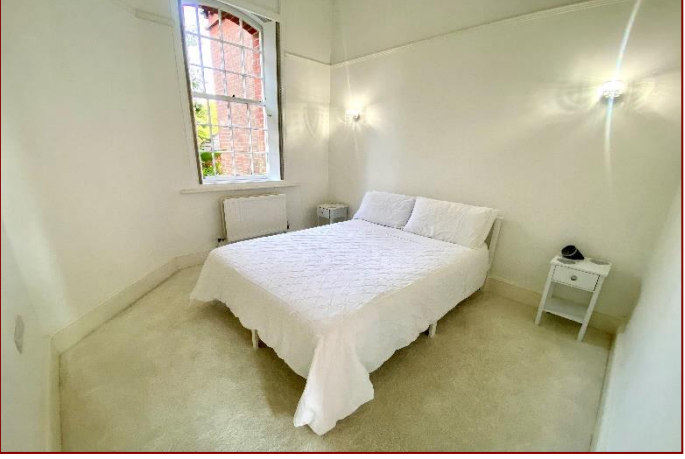
Sash window to front elevation, close coupled WC, shower cubicle, wash hand basin with tiled surround, wall-mounted towel rail, ceiling extractor.

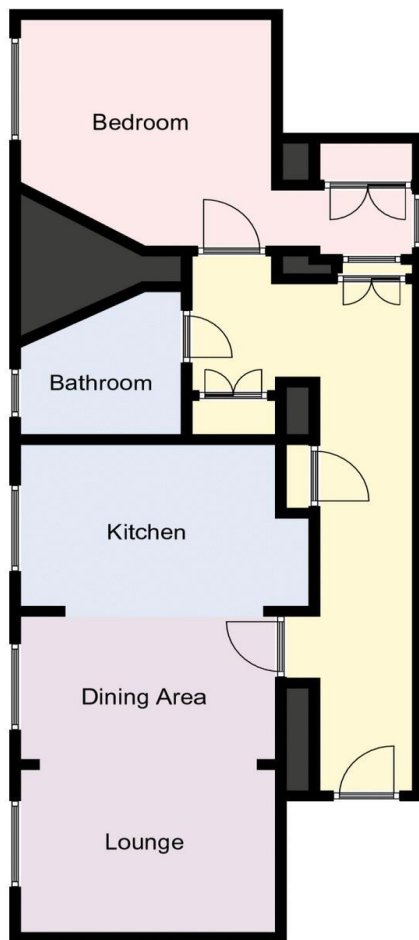
Outside:-

Allocated parking visible from inside the apartment, access to communal gardens.

Nota Bene

Council Tax Band: - Tax Band C
Tenure: - Leasehold. Maintenance is approximately: £2,400 pa, Ground Rent £150 pa, Lease created in 2000.
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: -Electric
Broadband - Unknown. Average available download speed for this Postcode of 76MPS
<https://www.openreach.com/fibre-broadband>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	60 D	70 C
39-54	E		
21-38	F		
1-20	G		

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.



£195,000
 41 Kingswood Place, Boundary Walk, Knowle, PO17 5FQ
 Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
 THE INDEPENDENT ESTATE AGENT