

***A spacious TWO BEDROOM first floor apartment benefitting from modern fitted bathroom kitchen and lounge/diner, conveniently located close to the town centre ***

The Accommodation Comprises:

Ring doorbell (to remain), composite front door into:

Entrance Hall

Laminate flooring, radiator, storage recess, built-in cupboards, doors to:

Lounge/Diner 17' 3" x 12' 7" (5.25m x 3.83m)

UPVC double glazed door and windows leading to balcony, laminate flooring, radiator, cupboard with shelving and housing utility meters, space for table and chairs.

Kitchen 10' 8" x 6' 10" (3.25m x 2.08m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, ceramic sink unit with mixer tap, integrated fridge/freezer, oven and grill, gas hob with extractor hood over, space and plumbing for washing machine and dishwasher, tiled flooring.

Bathroom

A modern fitted bathroom suite comprising P-shaped bath with shower above, high-level WC, wash hand basin with mixer tap set in vanity unit, mirror to wall, chrome ladder-style radiator, tiled flooring, splashbacks to walls, obscured UPVC double glazed window to front elevation.

Bedroom One 12' 7" x 10' 11" (3.83m x 3.32m)

UPVC double glazed window to rear elevation, door to walk-in wardrobe, radiator.

Bedroom Two 10' 6" x 8' 9" (3.20m x 2.66m)

UPVC double glazed window to front elevation, laminate flooring, radiator.

Outside

The property benefits from large residents car park (non-allocated), sloped ramp to all floors, communal basketball court, communal bin store.

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Sewerage: Southern Water

Electric Supply: Mains

Gas Supply: Mains

For mobile & broadband coverage: <https://checker.ofcom.org.uk>

For flood risk: www.gov.uk/check-long-term-flood-risk

Tenure: Leasehold

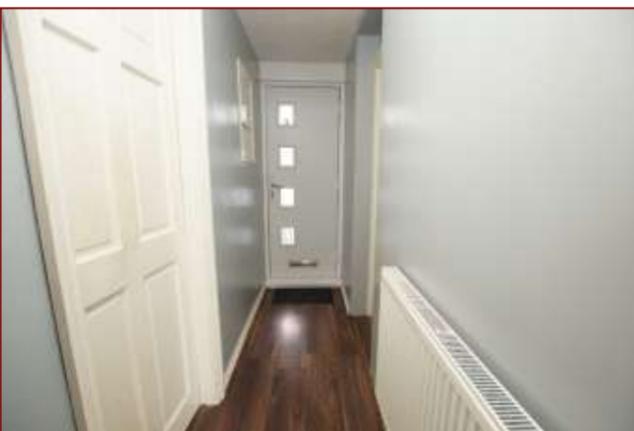
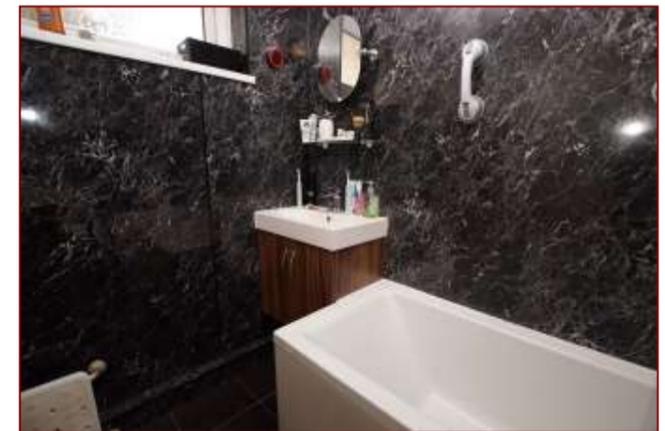
Council Tax Band: A

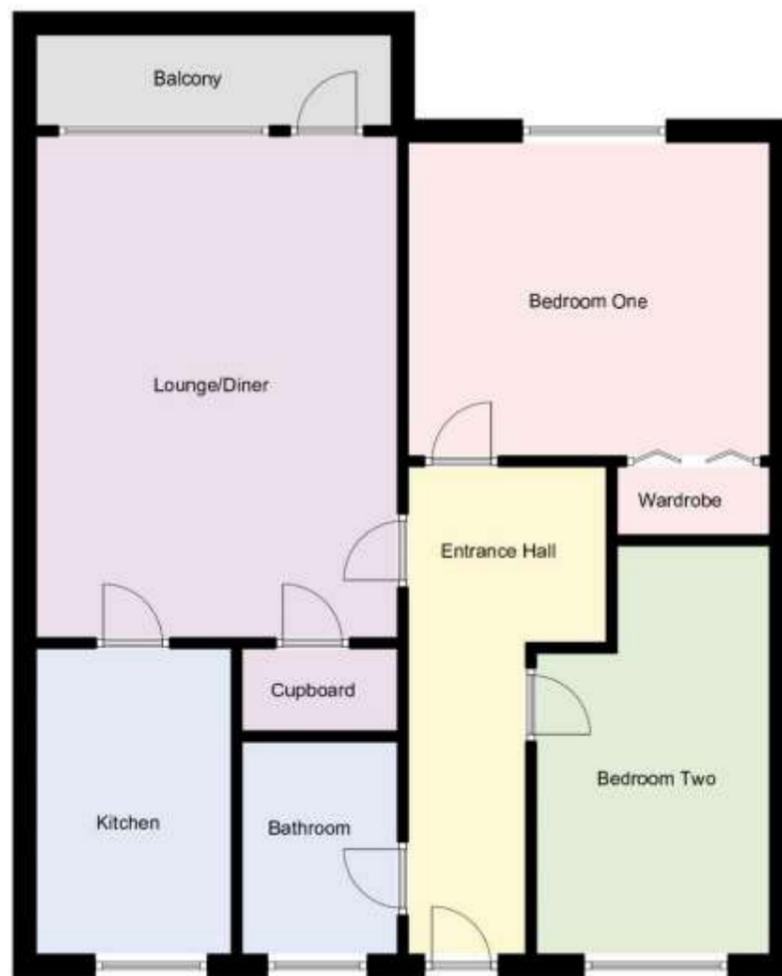
Lease Information

Length of Lease: 89 years remaining

Ground Rent: £10 p.a.

Service Charge: ~£750.00 p.a. payable quarterly





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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£135,000

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DRAFT DETAILS

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