

A deceptively spacious three bedroom apartment, ideally located close to shops, transport links and amenities, well presented throughout with outside terrace, no onward chain.

The Accommodation Comprises:-

Stairs up to apartment, obscured UPVC double glazed door into:

Entrance Hall

Radiator, access to loft via hatch with pull down ladder and light.

Lounge/ Dining Room 15' 5" x 12' 11" (4.70m x 3.93m) maximum measurements

UPVC double glazed window to rear elevation, two radiators.

Kitchen/Breakfast Room 15' 1" x 12' 1" (4.59m x 3.68m)

UPVC double glazed window to front elevation, open plan kitchen fitted with a range of base cupboards and matching eye level units, laminate flooring, range style cooker to remain, cupboard housing Ideal boiler (approx two years old), stainless steel sink unit with mixer tap, space for fridge, space and plumbing for washing machine and dishwasher.

Bedroom One 14' 0" x 12' 1" (4.26m x 3.68m) maximum measurements

UPVC double glazed window to front elevation, radiator.

Bedroom Two 15' 7" x 10' 11" (4.75m x 3.32m) maximum measurements

UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 11" x 10' 11" (3.63m x 3.32m)

UPVC double glazed window to rear elevation, radiator.

Bathroom 8' 5" x 4' 10" (2.56m x 1.47m) maximum measurements

Obscured window to front elevation, low level WC, bath with mixer tap and shower above, wash hand basin with mixer tap, laminate flooring, radiator, mirror fronted vanity unit to wall, extractor fan.

Outside

Seating area/terrace, shed to remain.

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.

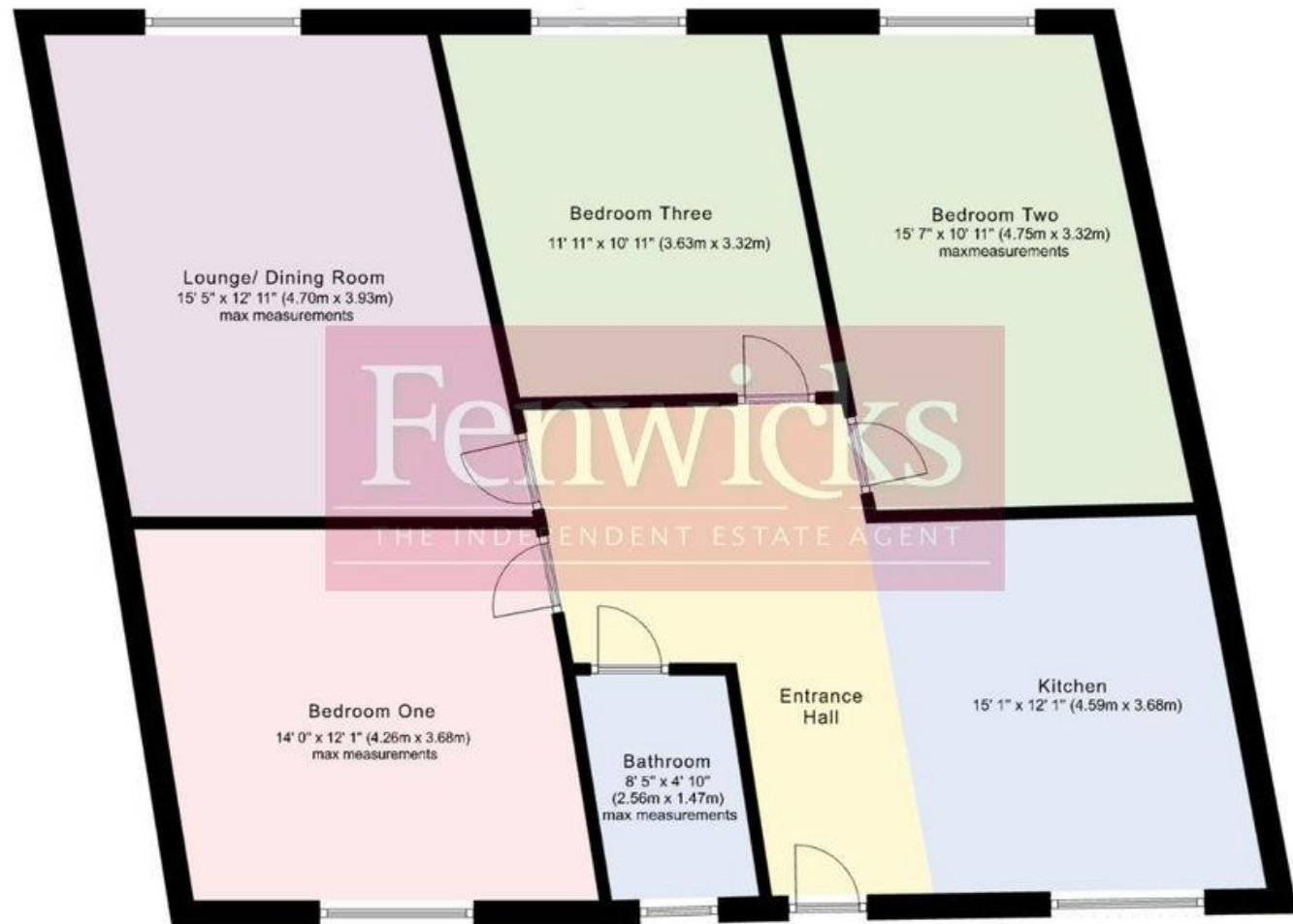
Lease: 122 Years
Ground Rent: N/A
Service Charge: £200 PA

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: TBC

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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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£165,000

Forton Road, Gosport, PO12 4TD

DRAFT DETAILS

Fenwicks

THE INDEPENDENT ESTATE AGENT

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