

Situated on the second floor of Hometide House is this well presented one bedroom retirement apartment, with refitted kitchen. Offered for sale with No Onward Chain.

The Accommodation Comprises

Secure communal front door to:

Communal Entrance Hall

Managers office, communal laundry room, residents lounge, guest suite (bookable via manager, charges apply), stairs and lift to second floor, door to:

Apartment Entrance Hall

Coved ceiling, security entry phone, cupboard housing electric hot water boiler, with slatted shelving, electric meter and consumer unit.

Lounge/Dining Room 17' 5" x 10' 5" (5.30m x 3.17m)

Coved ceiling, UPVC double glazed window to front elevation, feature fireplace with electric fire inset and decorative wooden surround, arch to:

Kitchen 7' 3" x 5' 4" (2.21m x 1.62m)

Refitted with a modern range of base and eye level units, worksurface over, integrated double electric oven with electric hob and extractor, space fridge freezer, stainless steel sink unit with mixer tap, drawer units.

Bedroom 14' 0" x 8' 8" (4.26m x 2.64m)

Coved ceiling, UPVC double glazed window to front elevation, wall mounted electric heater, wall lighting, built in wardrobe.

Shower Room 6' 9" x 5' 5" (2.06m x 1.65m)

Close coupled WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, ladder-style radiator, double shower cubicle with electric shower, extractor fan.

Outside

Hometide House benefits from communally maintained gardens with seating areas, laundry drying area, mobility scooter storage (subject to availability) and residents parking (subject to availability).

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.

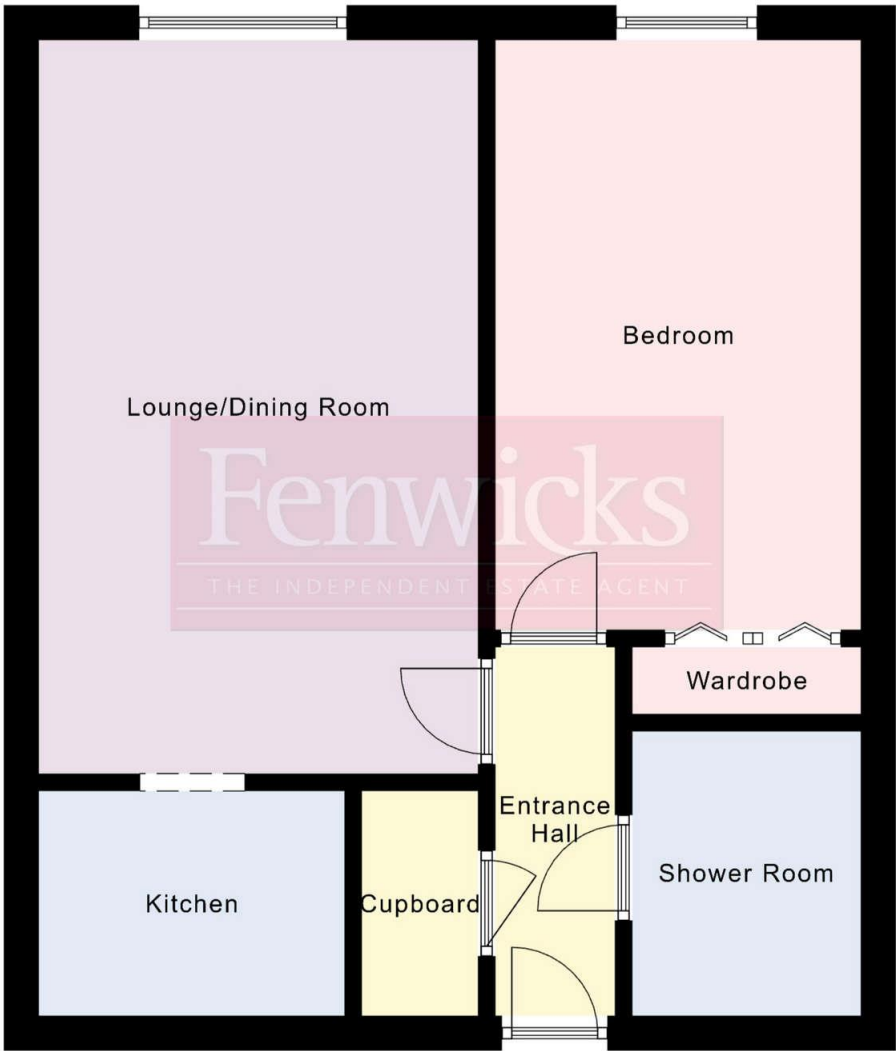
Lease: 99 years from 1982
Ground Rent: £450 per annum
Service Charge: £4,266 per annum

General Information

Construction - Traditional
Water Supply – Portsmouth Water
Electric 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	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: B

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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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DRAFT DETAILS

£89,995
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