

Situated in the popular Pearce Court development is this two bedroom second floor retirement apartment offered for sale with no forward chain.

The Accommodation Comprises:

Secure entry door, lift and stairs to Second Floor.

Entrance

Glazed panel door into:

Entrance Hall

Storage heater, airing cupboard, secure entry phone, emergency assistance call facility.

Lounge/Diner 18' 1" x 9' 10" (5.51m x 2.99m) max

UPVC double glazed window to rear elevation, storage heater, emergency assistance pull cord.

Kitchen 9' 10" x 7' 8" (2.99m x 2.34m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units, work surface over, tiled splashbacks, stainless steel sink unit, space for oven with extractor hood, space for fridge/freezer, emergency assistance pull cord.

Bedroom One 11' 1" x 9' 3" (3.38m x 2.82m)

UPVC double glazed window to rear elevation, storage heater, emergency assistance pull cord.

Bedroom Two 9' 9" x 7' 2" (2.97m x 2.18m)

UPVC double glazed window with additional secondary glazing to front elevation, electric heater, emergency assistance pull cord.

Shower Room 6' 8" x 5' 6" (2.03m x 1.68m)

Shower cubicle, wash hand basin set in vanity unit, low level WC, tiled walls, emergency assistance pull cord, extractor fan, wall mounted fan heater.

Communal Facilities

The property benefits from a communal laundry room, parking area and garden. There is also a guest suite available.

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

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

Tenure: Leasehold

Council Tax Band: A

Lease Information:

At the time of instruction, the Vendor advised of the following information, which should be verified by your legal representative before exchange of contracts:

Length of Lease: TBC

Ground Rent: TBC

Service Charge: Approx. £330.00 per month



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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DRAFT DETAILS

£89,995
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