

*** Offered for sale with no forward chain is this well presented two bedroom ground floor apartment. The property benefits from an extended lease, spacious lounge and single garage in nearby block. Gas central heating and double glazing throughout. Situated close to Stokes Bay seafront and in popular school catchment area. ***
The Accommodation Comprises:

Communal Entrance Hall

Secure entry system, hall leading to apartment front door.

Lounge/Diner 16' 3" x 15' 6" (4.95m x 4.72m) max

UPVC double glazed window, two radiators, part-tiled area to entrance, electric meter cupboard.

Kitchen 8' 8" x 6' 1" (2.64m x 1.85m)

UPVC double glazed window, fitted with a range of base cupboards and matching eye level units, space for fridge/freezer within tall cupboard, work surface over, built-in oven, four ring induction hob, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, tiled floor, tiled splashbacks.

Inner Hall

Doors to:

Bedroom One 11' 11" x 11' 4" (3.63m x 3.45m)

UPVC double glazed window, radiator.

Bedroom Two 9' 0" x 10' 4" (2.74m x 3.15m)

UPVC double glazed window, radiator, storage cupboard with wall-mounted gas central heating boiler.

Bathroom

Obscured UPVC double glazed window, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin, low level WC, tiled splashbacks, heated towel rail, tiled floor.

Outside

Communal garden area with washing line and lawn. The property also benefits from a single garage located in block.

Lease Information:

The following information has been provided by the Vendor but should be verified during the conveyancing process prior to exchange:

Length of remaining lease: 130 years

Ground Rent per annum: £17.00

Service Charge per annum: £1473.80

General Information:

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
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.



£169,995

Woolston Court, Broadsands Drive, Gosport, PO12 2TL

DRAFT DETAILS

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT