

Conveniently located close to Alverstoke village and Stoke Road shops is this very well-presented two bedroom first floor apartment. The apartment boasts a bright and spacious lounge/diner with re-fitted shower room and residents parking.

The Accommodation Comprises:

Communal front door to porch with post boxes and door to hallway with door to rear and stairs to first floor, apartment front door to:

Entrance Hall

Coved ceiling, two UPVC double glazed windows to side elevation, access to loft space, airing cupboard, electric heater, door to:

Lounge/Diner 15' 8" x 14' 0" (4.77m x 4.26m)

Coved ceiling, two UPVC double glazed windows to front elevation with a further UPVC double glazed window to side elevation, access to loft space, two electric heaters, dado rail, secure phone entry system, archway to:

Kitchen 8' 0" x 6' 8" (2.44m x 2.03m)

Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboard and eye level units, roll top work surface, one and a half bowl single drainer sink unit with stainless steel mixer tap, tiled splashback, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer.

Bedroom One 11' 9" x 11' 5" (3.58m x 3.48m)

Coved ceiling, two UPVC double glazed windows to side elevation, electric heater.

Bedroom Two 9' 7" x 8' 2" (2.92m x 2.49m)

Coved ceiling, UPVC double glazed window to side elevation, electric heater.

Shower Room

Coved ceiling, obscured UPVC double glazed window to side elevation, low level close coupled WC, pedestal wash hand basin with tiled splashback, walk-in shower cubicle with rainfall shower head and additional hand held shower head, tiled surround, extractor fan, wall mounted electric towel radiator.

Outside

The property benefits from communal garden/washing line area to rear. To the front of the property is a courtyard area with residents parking.

Lease Information

The Vendor informs us at the time of instruction of the following which should be verified by your legal representative before exchange of contracts.

Length of Lease: 99 years remaining

Ground Rent: £50 per annum

Service Charge: £1,680.30 per annum

General Information

Construction: Traditional

Water Supply: Portsmouth

Water Sewerage: Southern Water

Electric Supply: Mains

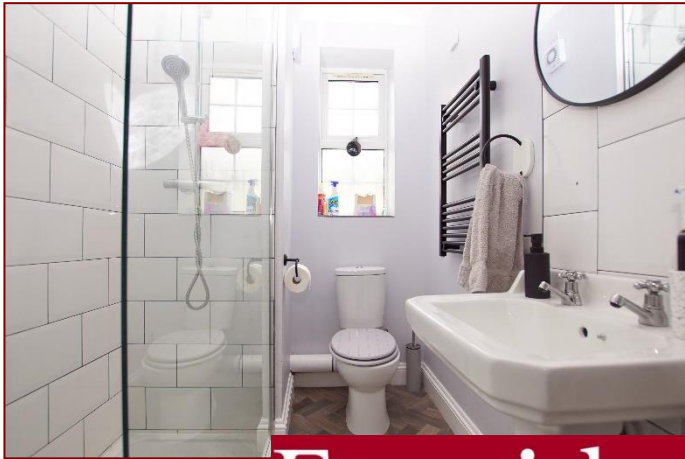
Gas Supply: None

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

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

Tenure: Leasehold

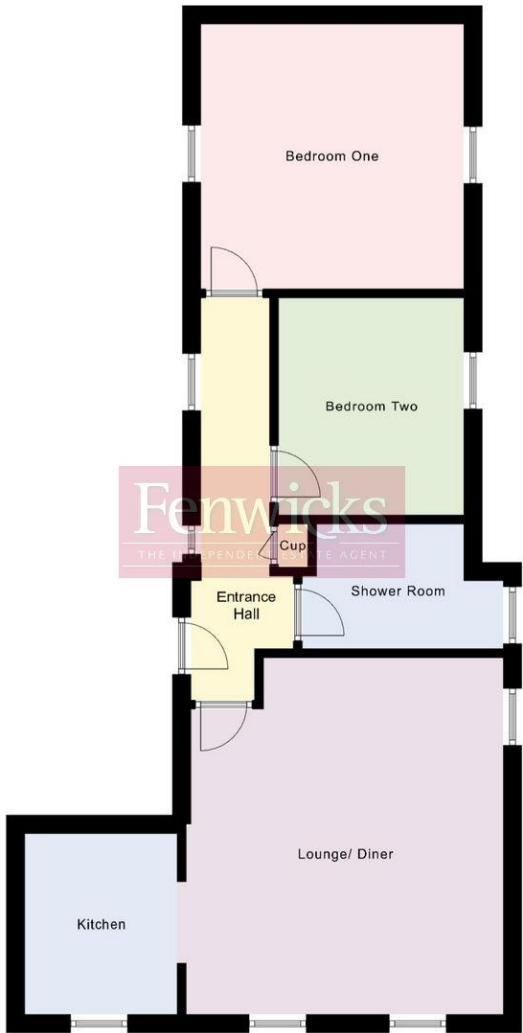
Council Tax Band: A



Fenwicks

THE INDEPENDENT ESTATE AGENT

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 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.



DRAFT DETAILS

£179,995
Tregantle Mews, 48 Bury Road, Gosport, PO12 3UB

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

Fenwicks
THE INDEPENDENT ESTATE AGENT