Fenwicks are pleased to offer for sale this immaculately presented third floor, two bedroom apartment in a desirable complex with spectacular views over Gosport Marina towards Portsmouth Harbour. Offered with no onward chain, the property has been improved throughout by the current vendor.
The Accommodation Comprises

Communal Entrance Hall:
Lift and stairs to all floors.

Entrance Hall
Secure entry phone, inset spotlighting, tiled floor, radiator, cupboard housing electric boiler and hot water heating system, Wi-Fi enabled heating controls, electric underfloor heating.

Living Area / Kitchen 21' 5'' x 15' 1'' (6.52m x 4.59m)
Living Area: UPVC double glazed windows with views towards Portsmouth Harbour, door to balcony, tiled floor, two radiators, inset spotlighting, underfloor heating. Kitchen Area: Re-fitted by the current vendor with range of wall and base units with work top surfaces and tiled surrounds, 'Smeg' double electric oven, 'Bosch' four ring induction hob with extractor over, stainless steel double bowl sink unit with extendable tap, integrated slimline dishwasher, integrated washing machine, island unit with integrated undercounter 'Bosch' fridge and freezer, inset spotlighting, tiled floor, underfloor heating.

Balcony 15' 1'' x 7' 8'' (4.59m x 2.34m)
Views across Gosport Marina towards Portsmouth Harbour and Portsdown Hill, decked with glass balustrade and handrail.

Bedroom One 18' 4'' x 12' 7'' (5.58m x 3.83m) maximum measurements
UPVC double glazed window, fitted carpet, radiator, built in wardrobes, door to en suite shower room.

En Suite Shower Room
Shower cubicle, pedestal wash hand basin, low flush W.C, fully tiled walls, heated towel rail, inset spotlighting, extractor fan, vinyl flooring, circular double glazed window.

Bedroom Two 11' 6'' x 10' 8'' (3.50m x 3.25m)
UPVC double glazed window and door to balcony, fitted carpet, radiator.

Bathroom
Roll top bath, wash hand basin, low flush W.C, fully tiled walls, heated towel rail, tiled floor, inset spotlighting, circular double glazed window, underfloor heating.

Balcony
Approximately south westerly, decked with glass balustrade and handrail.

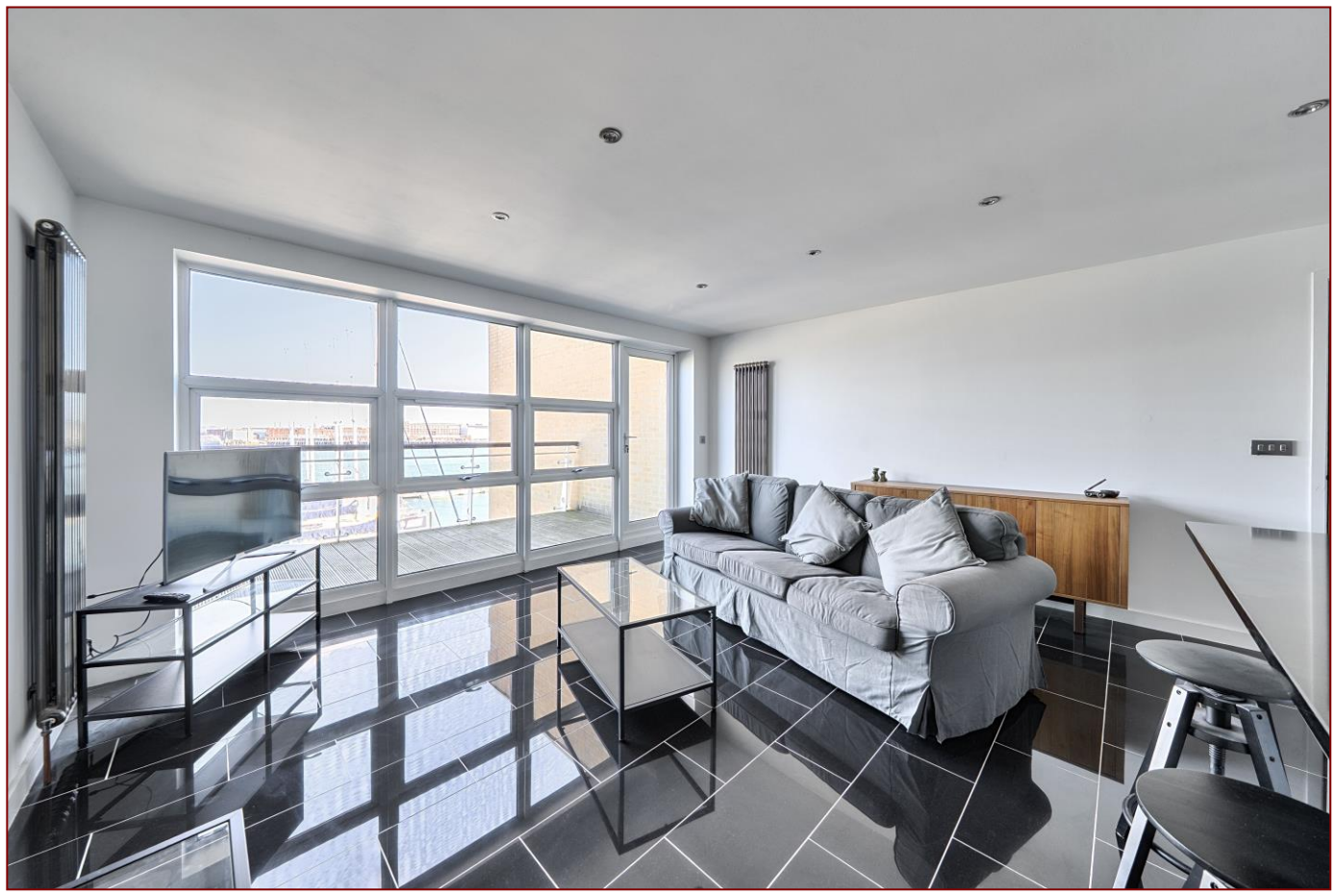
Outside
Secure allocated parking, bike store and bin store.

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.

The residents own a share of the freehold.

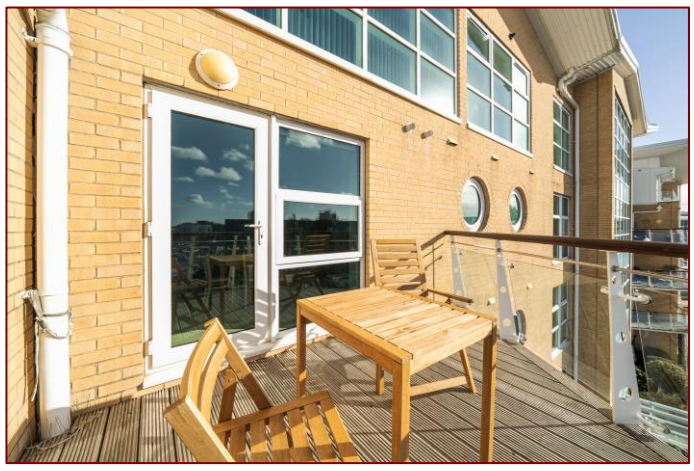
The current service charge is approximately £240 per month to include buildings insurance, building maintenance, water rates, sewage, window cleaning and communal landscaping.

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



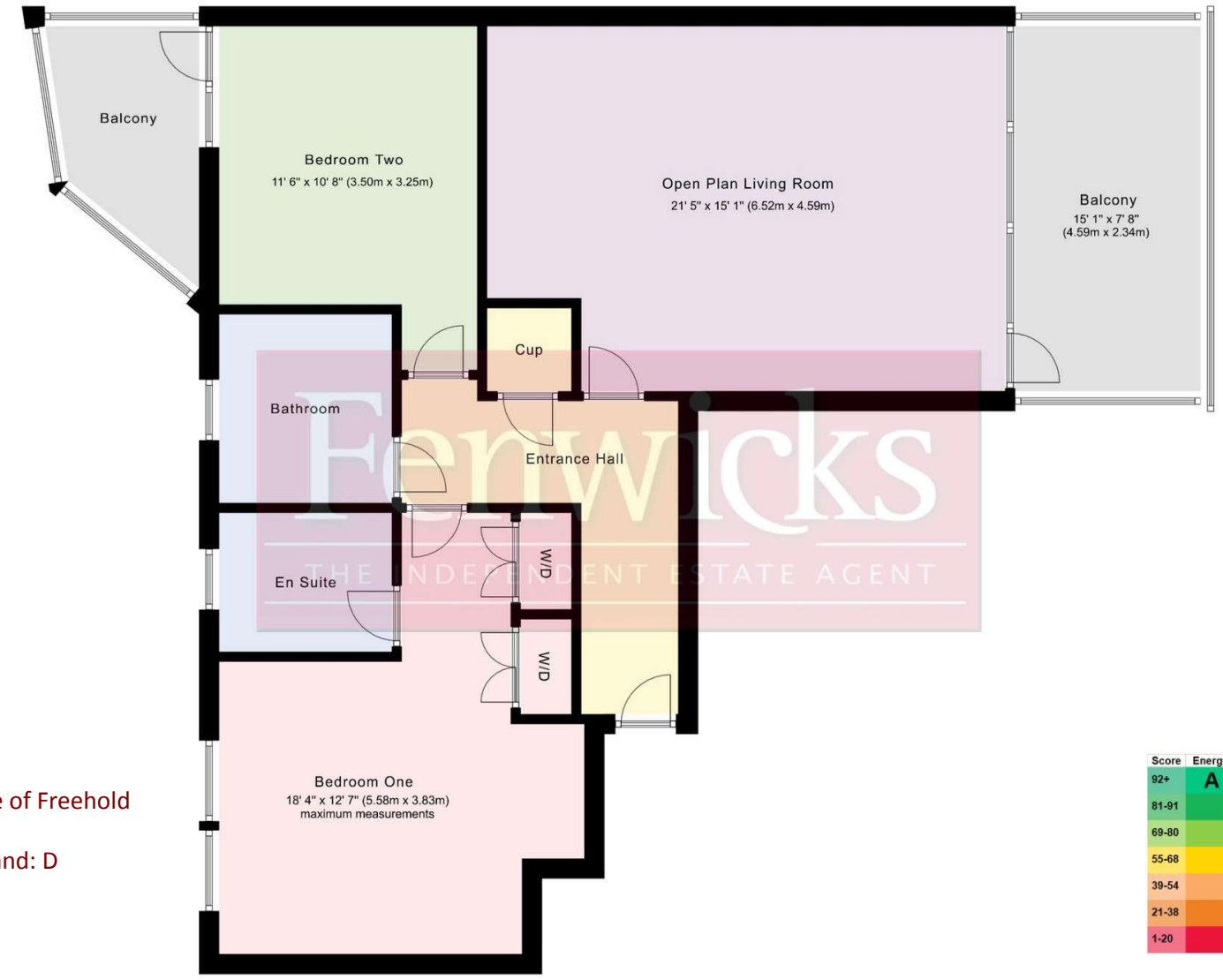


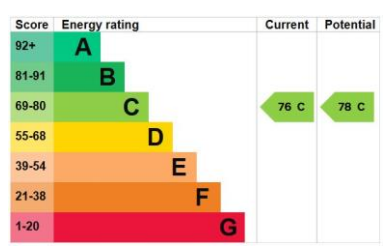







Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Share of Freehold

Council Tax Band: D

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.

The Property Ombudsman



DRAFT DETAILS

£365,000

The Quarterdeck, Gosport, PO12 1AL

Fenwicks - Gosport Office: 02392 529 889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT