

Situated on the second floor is this two double bedroom seafront apartment with stunning views of the Solent & Isle of Wight. Benefitting from an open plan living/dining/kitchen space with balcony, shower room, additional cloakroom and underground parking. The property is offered for sale with no onward chain.

The Accommodation Comprises

Communal front door with entry system.

Entrance Hall

Radiator, cupboard housing meters, consumer unit, storage cupboard with lighting.

Lounge/Dining Room 19' 8" x 14' 0" (5.99m x 4.26m) maximum measurements

UPVC double glazed sliding patio door to balcony, two radiators, electric feature fire, open to:

Kitchen 10' 0" x 6' 11" (3.05m x 2.11m)

UPVC double glazed window to front elevation, tiled flooring, recess and plumbing for washing machine, integrated oven with gas hob, over head extractor hood, space and plumbing for dishwasher, range of base units with matching eye level cupboards.

Bedroom One 13' 9" x 10' 3" (4.19m x 3.12m)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Bedroom Two 13' 10" x 9' 2" (4.21m x 2.79m)

UPVC double glazed window to rear elevation, radiator, fitted wardrobes.

Shower Room 8' 2" x 6' 0" (2.49m x 1.83m)

Close coupled WC, pedestal wash hand basin, heated ladder-style radiator, shower unit with mains shower.

Cloakroom

Close coupled WC, wall mounted wash hand basin, wall mounted boiler.

Outside

The property benefits from an allocated space in the secure underground parking.

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: TBC years from 1979

Ground Rent: TBC

Service Charge: TBC

General Information

Construction – Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

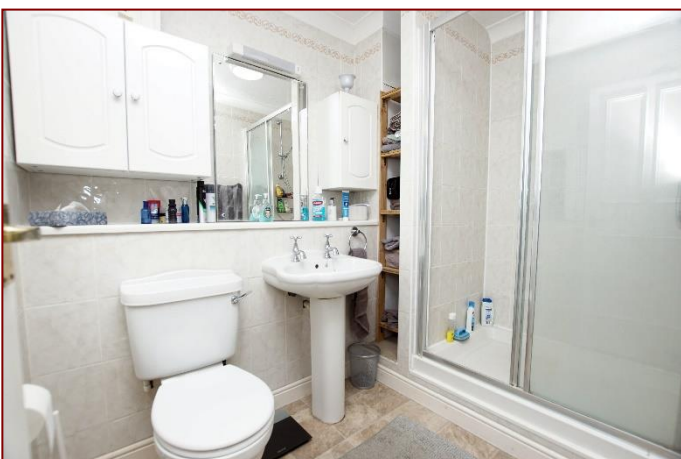
Gas Supply – Mains

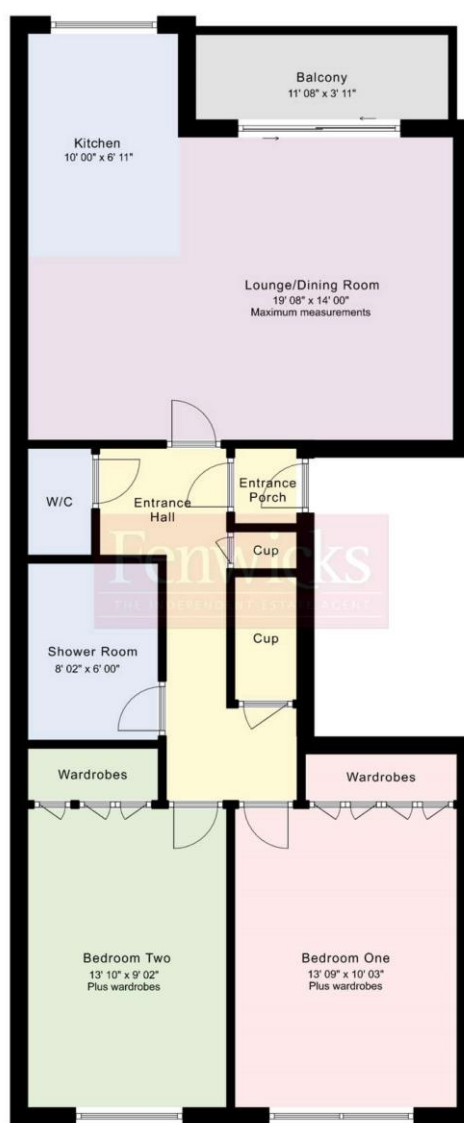
Sewerage – Mains

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>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: D

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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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£299,995

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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