

Situated on the first floor with two bedrooms, is this well presented retirement apartment benefiting from communal lounge, laundry room and on site manager.

**The Accommodation Comprises**

Communal front door with secure entry system to:

**Communal Entrance**

Residents lounge, communal laundry room, managers office, bin store, guest suite (reservations and charges apply), the apartment is located on the first floor with access via lift or stairs.

**Apartment**

Front door to:

**Entrance Hall**

Flat and covered ceiling, storage heater and two built in storage cupboards.

**Lounge/Dining Room 22' 8" x 10' 6" (6.90m x 3.20m)**

Flat and covered ceiling, double glazed windows to rear and side elevations, electric storage heater, electric fire, TV and telephone points, double opening glazed doors to:

**Kitchen 7' 5" x 7' 1" (2.26m x 2.16m) irregular shaped room**

Flat and covered ceiling, double glazed window to rear elevation, fitted with a matching range of base and eye level units, single bowl single drainer stainless steel sink unit with mixer tap, roll top work surfaces and tiled surrounds, built in oven, induction hob with extractor over, integrated fridge and space for freestanding freezer (to remain).

**Bedroom One 14' 3" x 9' 7" (4.34m x 2.92m) maximum measurements**

Flat and covered ceiling, double glazed window to rear elevation, wall mounted electric heater and built in wardrobe.

**Bedroom Two 19' 4" x 9' 3" (5.89m x 2.82m) maximum measurements**

Flat and covered ceiling, double glazed window to rear elevation, wall mounted electric heater and built in wardrobe.

**Shower Room 7' 3" x 6' 9" (2.21m x 2.06m) maximum measurements**

Flat and covered ceiling, extractor fan, white suite comprising of close coupled WC, wash hand basin set in vanity unit, panelled shower cubicle with mains shower, electric heated towel rail, fully tiled, storage cupboard.

**Outside**

The property benefits from communal gardens, scooter storage and residents parking (subject to availability).

**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.

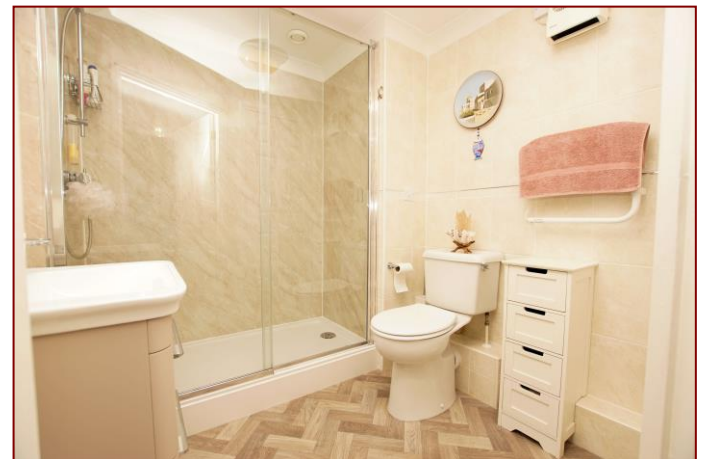
Lease: 125 years from 2008  
Ground Rent: £495 per annum  
Service Charge: £4,395 per annum

**General Information**

Construction – Traditional  
Water Supply – Portsmouth Water  
Electric 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>



Communal Patio & Gardens



Communal Laundry Room



Communal Lounge



Communal Entrance Hall

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold  
Council Tax Band: C

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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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£255,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT

\*DRAFT DETAILS\*

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