

Fenwicks are pleased to offer for sale a three bedroom, top floor flat with balcony. The property features a spacious lounge, separate kitchen and a modern bathroom. Benefits include a shared double garage, extended lease and a great location near Stokes Bay and Stanley Park.

The Accommodation Comprises:

Communal Entrance Hall

With stairs leading to each floor. The flat is located on the top floor.

Inner Lobby

Serves Two properties, front door to:

Entrance Hall

Two electric panel heaters, laminate flooring, storage cupboard, airing cupboard with new immersion.

Lounge 19' 0" x 14' 4" (5.79m x 4.37m)

UPVC double glazed windows and doors to balcony with views across Sultan playing fields, electric heater.

Kitchen 10' 5" x 8' 10" (3.17m x 2.69m)

Modern fitted kitchen comprising single drainer stainless steel sink unit, wall and base units with work surface over, built in oven and 4 ring induction hob with cooker extractor canopy over, plumbing for washing machine, space of fridge/freezer, UPVC double glazed window, laminate flooring, worktop lighting, breakfast bar in front of window, views of Solent in the distance.

Bedroom One 14' 2" x 9' 6" (4.31m x 2.89m)

UPVC double glazed window, electric panel heater, built in double wardrobe, coved ceiling.

Bedroom Two 10' 9" x 7' 5" (3.27m x 2.26m)

UPVC double glazed window, electric panel heater, built in wardrobe.

Bedroom Three 11' 11" x 7' 6" (3.63m x 2.28m)

UPVC dual aspect double glazed windows with distant views of The Solent and Isle of Wight.

Bathroom

Comprising white suite of panelled bath with Mira shower over, low level W.C., pedestal hand basin, tiled walls, electric chrome heated towel rail, ceramic tiled floor.

Outside

Residents parking.

Shared Garage

Right hand side of a double garage.

General Information

Construction - Standard Construction

Water Supply - Portsmouth Water

Electric Supply - Mains

Gas Supply - N/A

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>

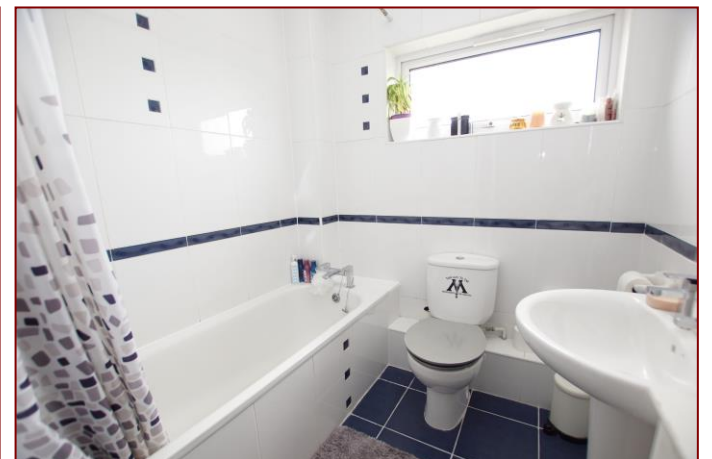
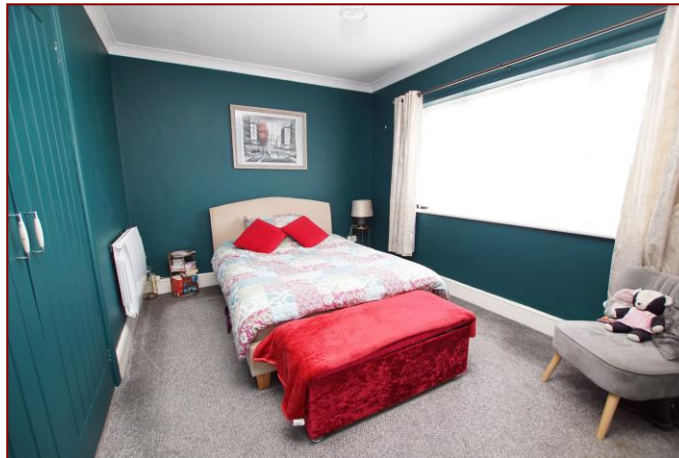
Lease Information

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.

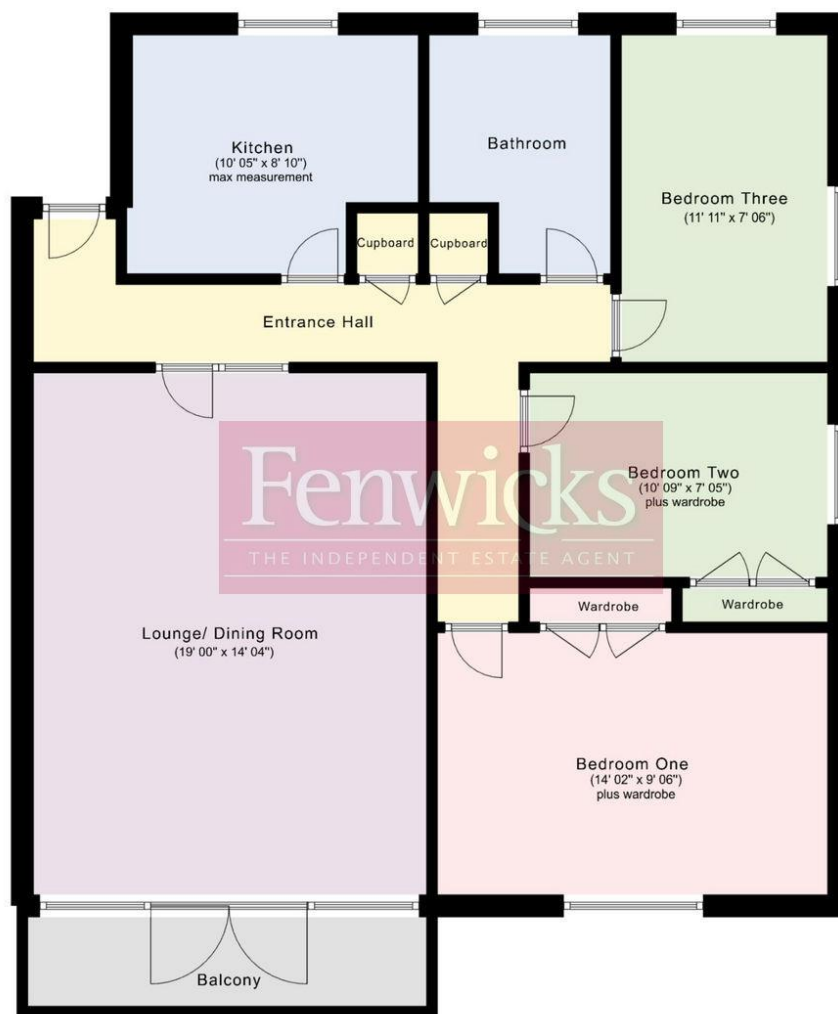
Lease: 127 years

Ground Rent: £40 per year

Service Charge: £1388.94 plus £600 reserve fund



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: B

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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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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.



£190,000

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DRAFT DETAILS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT