

**\* Superbly appointed top floor apartment in a popular location with a balcony and views over HMS Sultan playing fields, modern fitted kitchen/diner, spacious bedrooms, much improved bathroom, share of garage, no onward chain \***

**The Accommodation Comprises:**  
Solid wood door into:

**Entrance Hall**  
Secure phone entry system, tiled flooring, storage cupboard housing washing machine, inset spotlights.

**Lounge 14' 3" x 15' 4" (4.34m x 4.67m)**  
Sliding Oak door, UPVC double glazed door and windows to balcony with views of HMS Sultan playing fields, newly fitted smart panel heater, four wall lights.

**Kitchen/Diner 8' 10" x 16' 9" (2.69m x 5.10m)**  
UPVC double glazed window to front elevation with views over the communal gardens, modern fitted kitchen with a range of base cupboards and matching eye-levels units above, stainless steel sink with mixer tap, integrated fridge/freezer, integrated oven and grill, electric hob with extractor hood over, breakfast bar with stools, half tiled walls, tiled floor.

**Shower Room 8' 9" x 6' 0" (2.66m x 1.83m)**  
UPVC double glazed window to front elevation, wash hand basin with mixer tap set in vanity unit, fitted mirror over, double shower cubicle with Briston shower over, low level WC, tiled walls, tiled floor, inset spotlights, extractor fan, chrome ladder-style radiator.

**Bedroom One 13' 2" x 14' 1" (4.01m x 4.29m)**  
UPVC double glazed window to rear elevation, mirror fronted wardrobes with hanging rail, fitted wall lights, newly fitted smart glass panel heater.

**Bedroom Two 12' 3" x 7' 9" (3.73m x 2.36m)**  
UPVC double glazed window to front elevation, mirror fronted wardrobes with sliding doors, newly fitted smart glass panel heater.

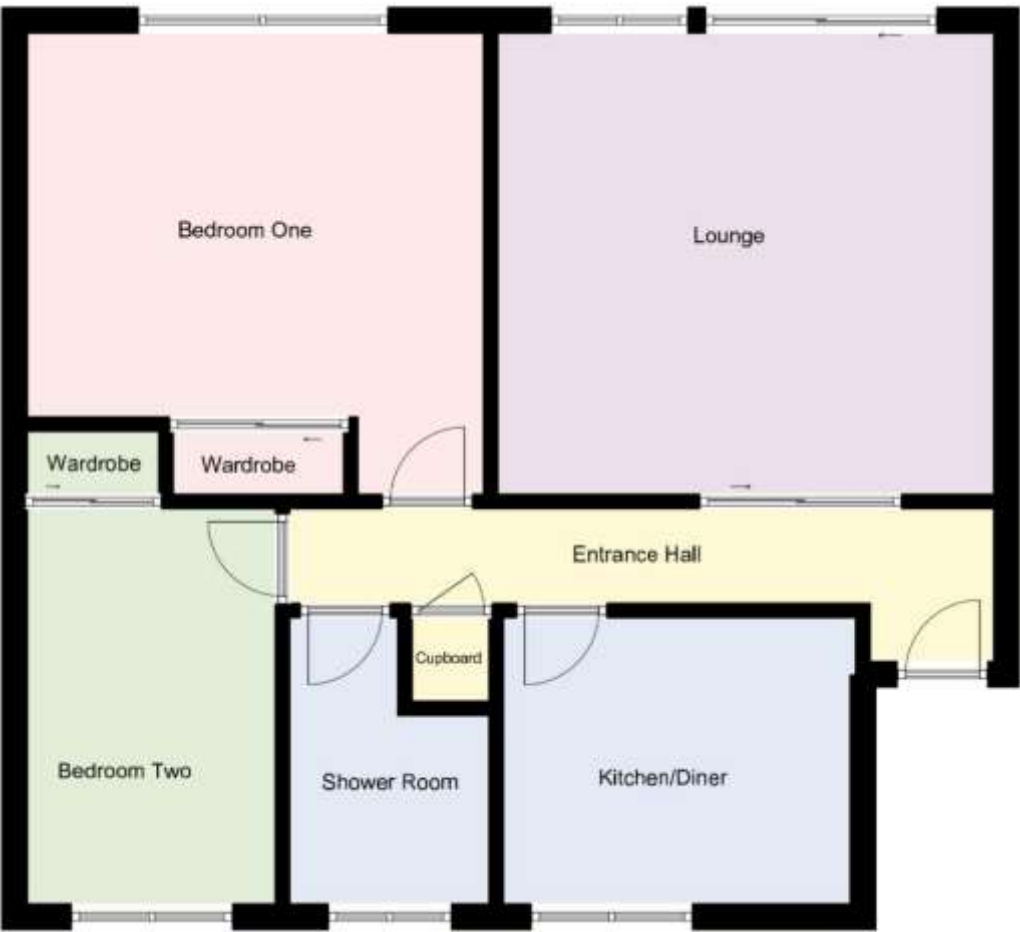
**Outside**  
There are well maintained Communal Gardens. Residents parking is available on a first come first serve basis and there a half share of a double garage in block.

**Other Information**  
The Lease has recently been extended to 140 years.  
The Ground Rent is ~ £35 p.a.  
The Service Charge is ~£2,200 p.a.

**General Information**  
Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Sewerage: Mains sewerage  
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>  
Flood risk: [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 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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