

Offered for sale with no forward chain is this two bedroom ground floor flat benefitting from an extended lease, garage, spacious entrance hall and lounge with pleasant outlook of Crescent Gardens.

**The Accommodation Comprises:**

Front door to:

**Communal Entrance Hall:**

Secure coded door to:

**Inner Hall:**

Apartment front door to:

**Entrance Hall:** 7' 8" x 7' 8" (2.34m x 2.34m)

Coved ceiling, wall mounted electric heater, storage cupboard for coats and shoes, further storage cupboard housing hot water tank, door to:

**Lounge/Diner:** 20' 6" x 10' 11" (6.24m x 3.32m)

Coved ceiling, window with secondary glazing to front elevation, two wall mounted electric heaters, internal window/serving hatch to kitchen.

**Bedroom One:** 12' 7" x 10' 11" (3.83m x 3.32m)

Coved ceiling, window with secondary glazing to side elevation, wall mounted electric heater, a range of built-in wardrobes.

**Bedroom Two:** 10' 10" x 8' 10" (3.30m x 2.69m)

Coved ceiling, window with secondary glazing to side elevation, wall mounted electric heater, built-in wardrobe.

**Bathroom:** 6' 11" x 8' 10" (2.11m x 2.69m)

Coved ceiling, obscured window with secondary glazing to side, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, panelled bath with mixer tap and electric shower over, wall mounted electric heater, extractor fan, tiling to wall and floor.

**Outside:**

The apartment benefits from garage with up and over door in nearby block, well maintained communal front gardens and communal bins to rear.



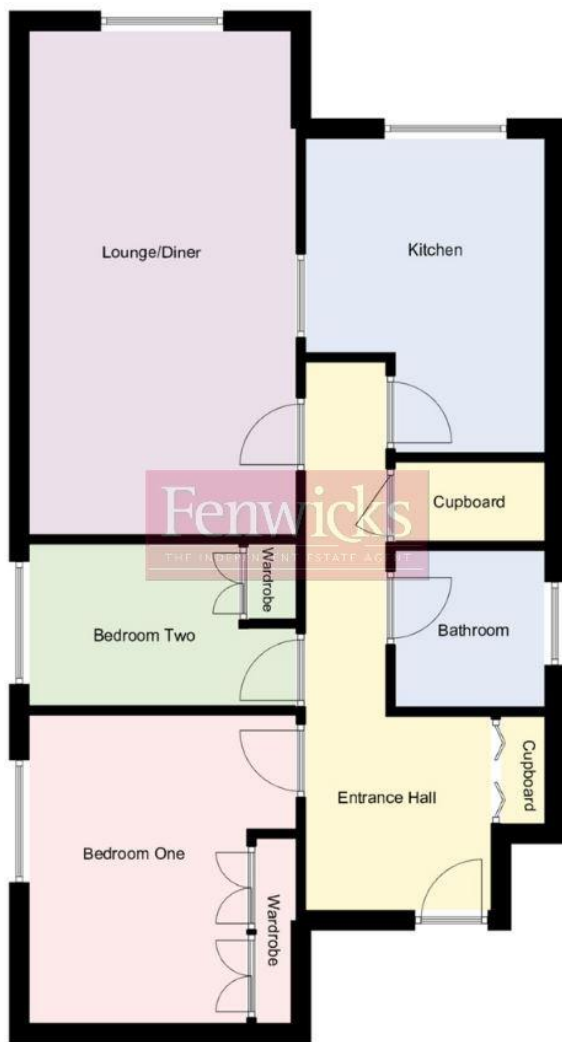
**Lease Information:**

At the time of instruction, the vendor advised the following lease information (this information should be verified by your legal representative before exchange of contracts):  
LEASE: Extended in 2009 until 2162 - 137 years remaining.  
SERVICE CHARGE: £2,040 per annum.

**General Information:**

Construction: Traditional  
Water Supply: Portsmouth Water  
Electric Supply: Mains  
Gas Supply: N/A  
Sewerage: Mains sewerage  
For mobile & broadband coverage check:  
<https://checker.ofcom.org.uk>  
For flood risk check:  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)





Tenure: Leasehold

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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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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£214,995

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\*DRAFT DETAILS\*

Fenwicks - Gosport Office: 02392 529889 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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