

A stylish and very well-presented modern one bedroom ground floor apartment, ideally situated in the sought-after Clarence Marina development in Gosport, benefitting from no onward chain.

The Accommodation Comprises

Secure entry system into communal area housing post pigeon holes for apartments, stairs to other floors, corridor leading to:

Apartment Entrance

Solid front door into:

Entrance Hall

Electric radiator, utility storage cupboard housing water tank, plumbing and space for washing machine, space for tumble dryer, doors to:

Open Plan Lounge/Kitchen/Diner 16' 9" x 17' 3" (5.10m x 5.25m) max

Two windows to front elevation, electric radiator, a range of base cupboards and matching eye level units with work surface over, stainless steel sink unit with mixer tap, integrated cooker with hob and hood over, undercounter lighting, integrated fridge/freezer.

Bedroom 10' 7" x 10' 10" (3.22m x 3.30m)

Window to front elevation, electric radiator, built-in wardrobe.

Bathroom

Bath with shower attachment and glass screen, wash hand basin, low level WC, electric heated towel rail, extractor fan, shaver point.

Outside

Allocated parking and additional visitor permit parking, communal courtyard garden, bicycle store, residents electric car charging point.

Vendor 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.

Monthly service charge : £123.73

Remaining lease (In Years): 245

Yearly Ground Rent Cost: £0.00

General Information

Construction: Traditional

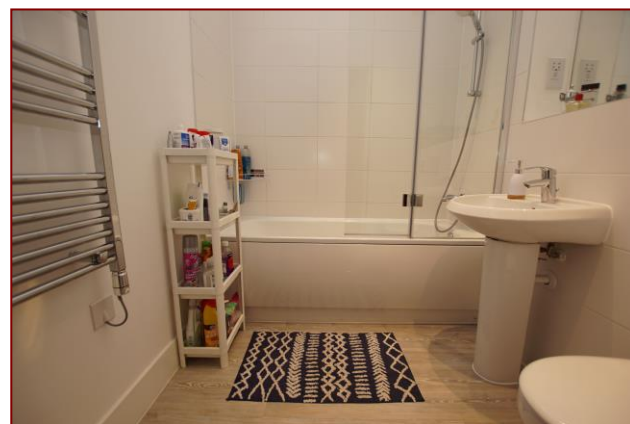
Water Supply: Portsmouth Water

Electric Supply: Mains

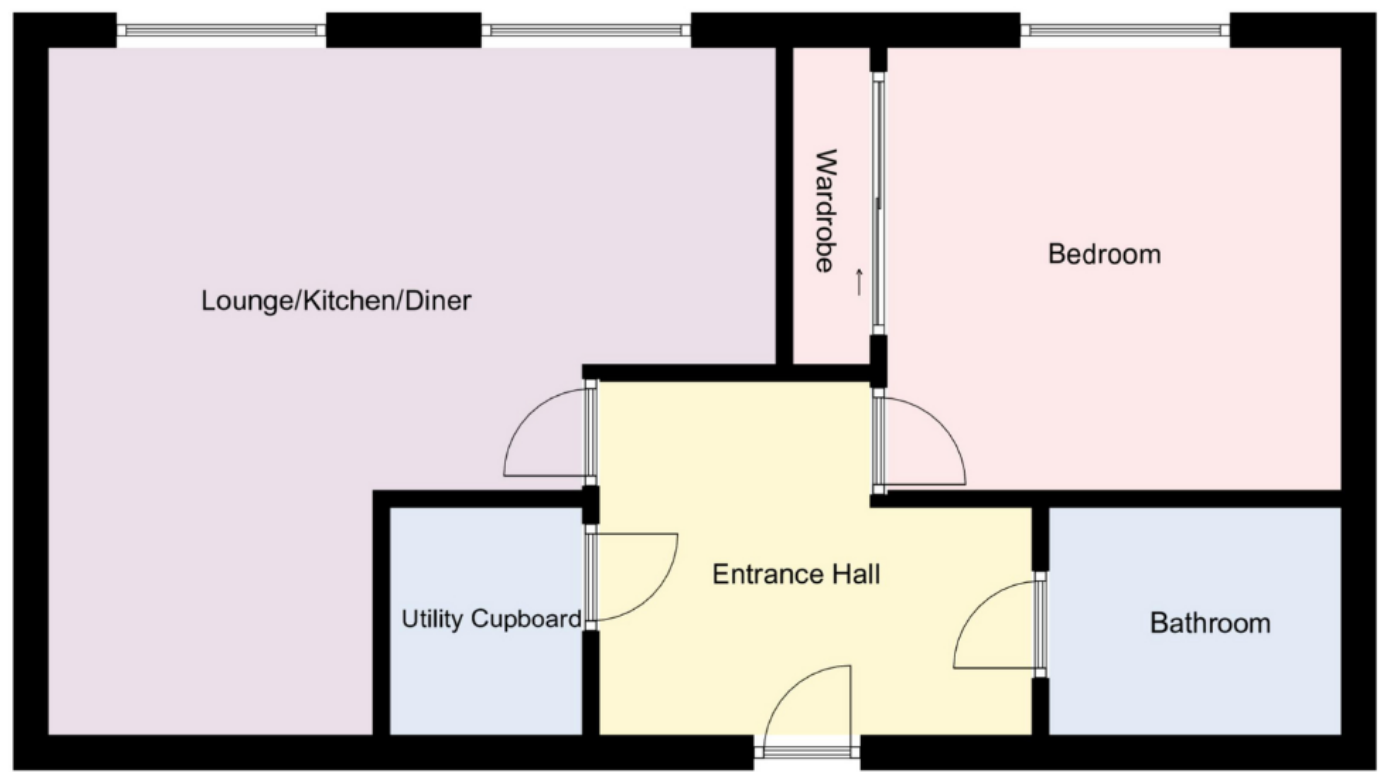
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 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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£152,400

The Bridgehouse, Weevil Lane, Gosport, PO12 1GZ

DRAFT DETAILS

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

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