

A unique opportunity to purchase this superb penthouse apartment which enjoys the most remarkable views over Gosport, Portsmouth including Spinnaker Tower and beyond. The property boasts three double bedrooms and communal heated swimming pool.

The Accommodation Comprises

Communal front door with security entry system to:

Communal Entrance Hall

Stairs and lift access. The subject apartment is situated on the top floor and the lift stops at the floor below. Stairs to top floor.

Entrance Hall

Currently used as a study area, UPVC double glazed window to side elevation, leading to:

Cloakroom

UPVC double glazed window to front elevation, close coupled W.C with concealed cistern, pedestal wash hand basin, wall mounted electric heater.

Utility Room

UPVC double glazed window to side elevation, plumbing for washing machine, built-in storage cupboards.

Dining Room 12' 7" x 11' 4" (3.83m x 3.45m)

UPVC double glazed window to side elevation, door to balcony, with door leading to:

Kitchen 11' 5" x 8' 10" (3.48m x 2.69m)

UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surface, integrated eye level electric oven, electric hob with extractor fan, single drainer sink unit with mixer tap, integrated dishwasher, space for fridge/freezer.

Lounge 21' 10" x 12' 0" (6.65m x 3.65m)

UPVC double glazed windows to side elevation, wall mounted electric heater, door to:

Inner Hall

Doors to:

Shower Room 5' 8" x 5' 4" (1.73m x 1.62m)

Shower cubicle with electric shower, close coupled W.C. with concealed cistern, wash basin set in vanity unit, ladder style radiator.

Bedroom One 13' 8" x 11' 5" (4.16m x 3.48m) Plus Wardrobe

UPVC double glazed window to side elevation, built-in wardrobe, wall mounted electric heater, door to:

En Suite 5' 2" x 5' 1" (1.57m x 1.55m)

UPVC double glazed obscured window to side elevation, close coupled W.C with concealed cistern, wash hand basin set in vanity unit, shower cubicle with electric shower.

Bedroom Two 11' 10" x 8' 7" (3.60m x 2.61m)

UPVC double glazed window to side elevation, wall mounted electric heater.

Bedroom Three 11' 10" x 9' 9" (3.60m x 2.97m)

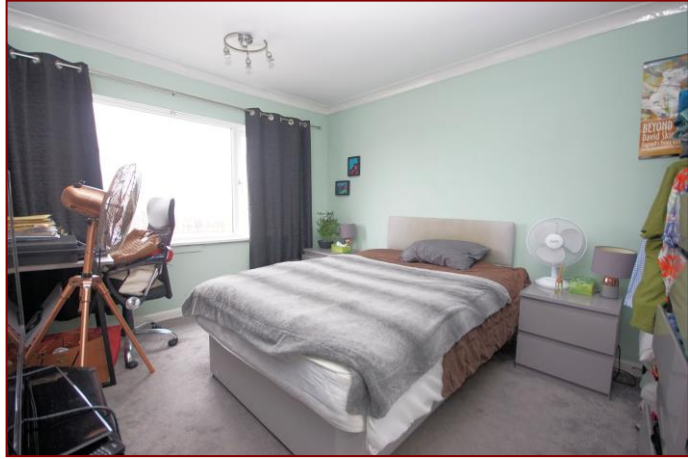
UPVC double glazed window to side elevation, door to balcony, wall mounted electric heater.

Outside

Two balconies with views across Portsmouth and surrounding areas, resident's heated swimming pool, communal landscaped gardens, resident's parking, garage.

General Information

Construction – Traditional
Water Supply - Portsmouth Water
Electric Supply - TBC
Sewerage - Mains sewerage
Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Leasehold
Council Tax Band: C





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	40 E	49 E
21-38	F		
1-20	G		

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DRAFT DETAILS

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