

Fenwicks are pleased to offer for sale a first floor apartment situated in a Grade II listed building, within the Royal Clarence Yard development. The property is available with no onward chain.

The Accommodation Comprises:

Communal Entrance Hall:

Stairs and lift to all floors.

Entrance Hall:

Wood flooring, electric heater, storage cupboards including hot water tank and plumbing for washing machine.

Lounge / Kitchen / Dining Room: 31' 8" x 11' 10" (9.64m x 3.60m) maximum measurements

Open plan with dual aspect with sash windows across two elevations, wood flooring to living area, electric heaters, exposed brick wall and original columns.

Kitchen Area:

Fitted with wall and base units with worktop surfaces and splashbacks, electric oven and hob with extractor hood over, integrated dishwasher, recess for fridge/ freezer, island unit with breakfast bar.

Bedroom One: 15' 6" x 10' 3" (4.72m x 3.12m) plus recess

Dual aspect with two sash windows, electric heater, original columns.

Bedroom Two: 12' 9" x 10' 8" (3.88m x 3.25m) maximum measurements

Sash window, electric heater, original column.

Bathroom:

Bath with mixer shower over, low flush WC, wash hand basin, heated towel rail.

Leasehold 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: The property has the remainder of a 999 year lease from new.

Ground rent is approx. £200 per year

Service Charge is approx. £3000 per year (including for reserve fund)

General Information:

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

Gas Supply - N/A

Sewerage - Mains

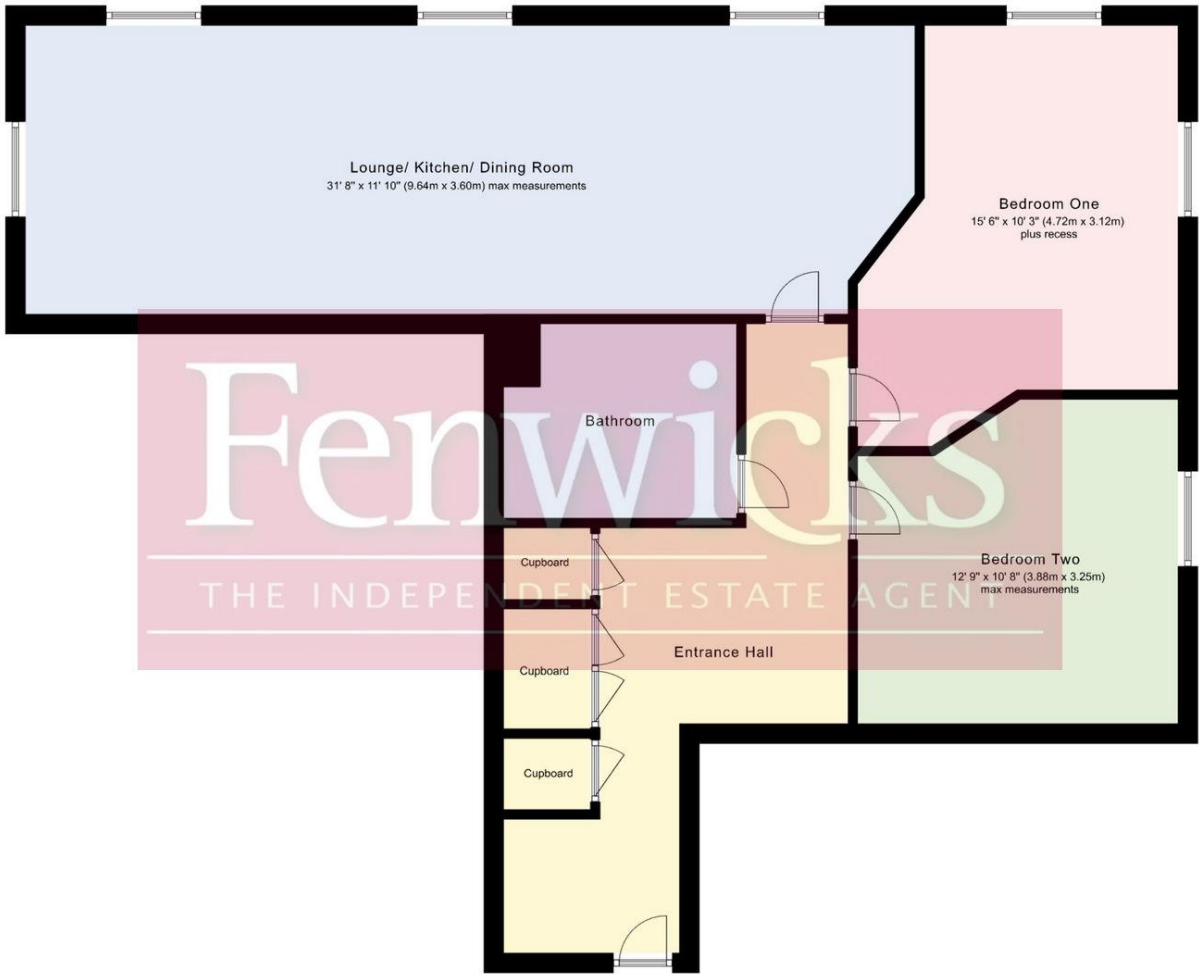
Mobile & Broadband coverage - Please check via:

<https://checker.ofcom.org.uk/>

Flood risk - Please check via: <https://www.gov.uk/check-long-term-flood-risk>



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: D

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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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

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Fenwicks
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