

Situated in the highly sought after Grade II listed building of historical significance is this upper ground floor two bedroom character apartment benefitting from an extended lease, residents parking and communal gardens. Offered for sale with no forward chain.

The Accommodation Comprises
Solid wood front door to:

Communal Entrance Hall
Stairs to upper ground floor flat, apartment front door to:

Entrance Hall
Two steps up to lounge, door to:

Bathroom
Flat and coved ceiling, obscured window to rear elevation, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, panelled bath with mixer tap, tiling to walls, radiator.

Lounge/Diner
Flat and coved ceiling, sash window to rear elevation, wood panelling, two ceiling roses, gas fireplace, radiator, space for table and chairs, door to:

Kitchen
Flat and coved ceiling, internal obscured glazed window to lounge/diner, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, stainless steel sink unit with mixer tap, space and plumbing for washing machine and dishwasher, space for electric oven, opening to:

Inner Hall
Door to:

Bedroom Two
Flat and coved ceiling, sash window to side elevation, fitted wardrobes, cupboard housing boiler, radiator.

Bedroom One
Flat and coved ceiling, sash window to rear elevation, fitted wardrobes, radiator.

Outside
The property benefits from resident’s parking to front and rear, available on a ‘first come first serve basis’. Beautifully maintained communal gardens to the side with a Southerly aspect.

Lease 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.

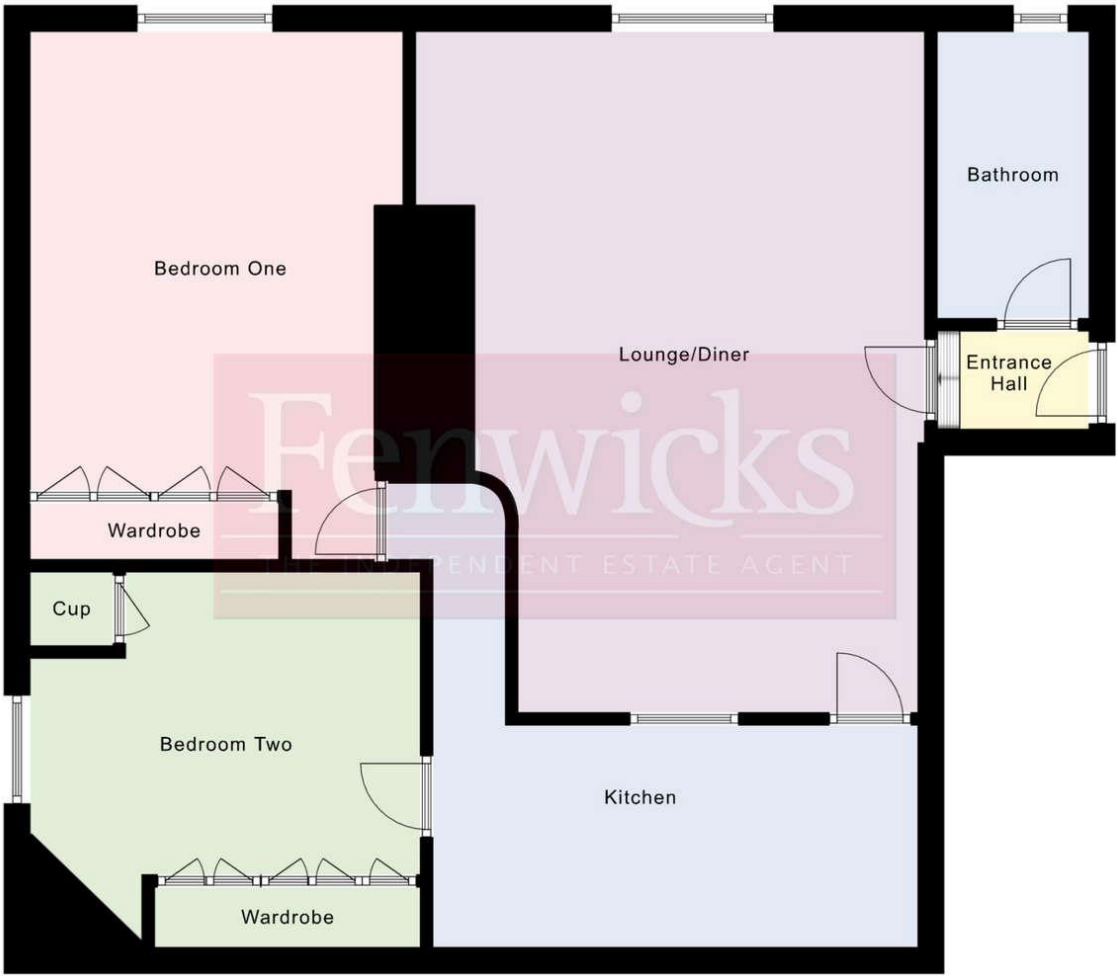
Lease: Approx 960 years remaining

Ground Rent: £50 per annum

Service Charge: Approx £150 per month (this fluctuates based on work required to the block and includes buildings insurance and water rates).

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

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