

**\*A spacious and well presented first floor apartment having been freshly decorated, situated in a convenient location and benefitting from a double bedroom, kitchen, bathroom & communal gardens \***

**The Accommodation Comprises:**

First floor walkway with UPVC double glazed front door with etched glass panels to:

**Entrance Hall**

Boiler cupboard with combination gas central heating boiler, access to loft space, storage cupboard, radiator.

**Lounge 15' 5" x 11' 1" (4.70m x 3.38m)**

UPVC double glazed window, double radiator, coved ceiling.

**Kitchen 7' 8" x 11' 11" (2.34m x 3.63m) max**

UPVC double glazed window, fitted with base cupboards and matching wall units, worksurface over, electric and gas cooker point, space and plumbing for washing machine, space for fridge/freezer, tiled splashbacks, radiator, meter cupboard.

**Bedroom 11' 11" x 8' 1" (3.63m x 2.46m)**

UPVC double glazed window to rear elevation, radiator, built-in double wardrobe with mirror fronted sliding doors.

**Bathroom**

UPVC double glazed window, freshly plastered and painted, white suite of panelled bath with electric shower over, WC, wash hand basin, tiled walls and floor, radiator.

**Outside**

Store shed, communal gardens, parking on a first come first serve basis.

**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](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Leasehold

Council Tax Band: A

**Agents Note**

The following information has been provided by the Vendor at the time of instruction but should be verified during the conveyancing process:

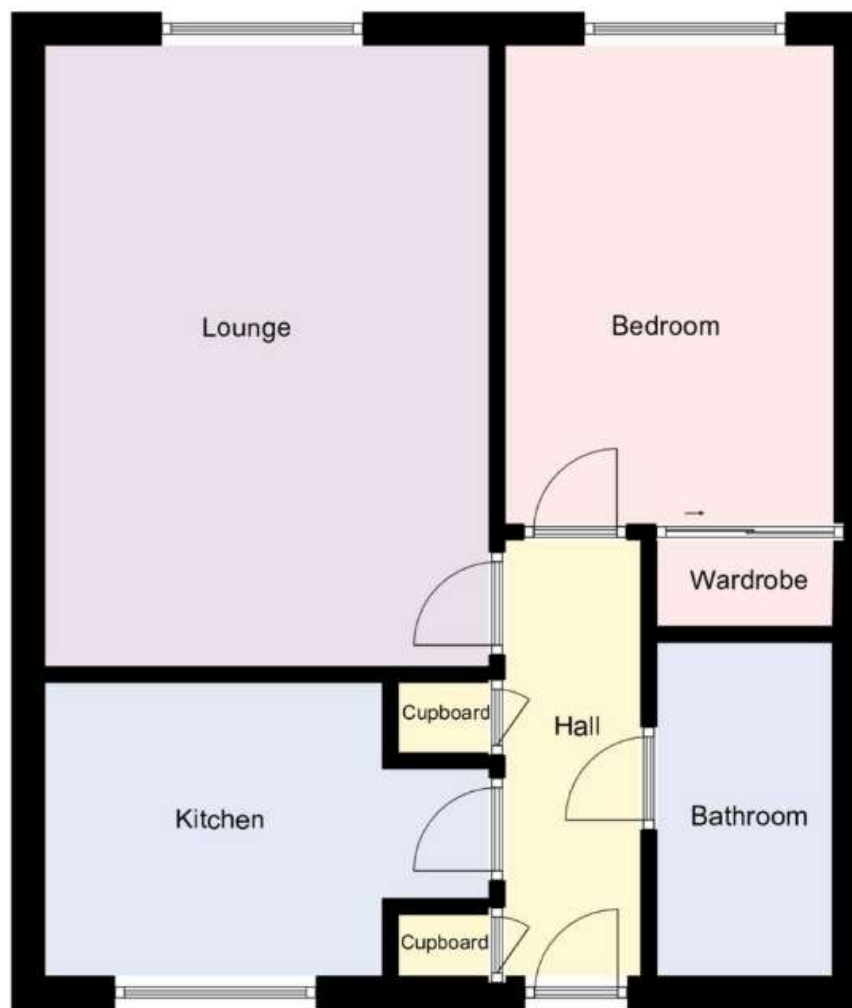
Length of Lease: 99 years remaining

Ground Rent: ~ £10 p.a.

Service Charge: ~ £350 p.a.

Awaiting EPC





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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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\*DRAFT DETAILS\*

£125,000  
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**Fenwicks**  
THE INDEPENDENT ESTATE AGENT

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