

Well presented second floor retirement apartment benefiting from lift to all floors, wet room and residents parking (subject to availability) offered for sale with No Onward Chain.

The Accommodation Comprises

Secure entry front door to:

Communal Entrance Hall

Providing access to communal lounge, laundry room and house managers office, stairs and lift all to floors.

Apartment

Located on the second floor.

Entrance Hall

Coved ceiling, panelled wall heater, emergency pull cord, storage cupboard with shelving housing hot water tank, meters and consumer unit.

Lounge 15' 5" x 10' 6" (4.70m x 3.20m)

Coved ceiling, wall lighting, emergency pull cord, UPVC double glazed window to rear elevation, electric Dimplex heater, telephone entry system, arch to:

Kitchen 7' 3" x 5' 4" (2.21m x 1.62m)

Coved ceiling, obscured UPVC double glazed window to side elevation, wall lighting, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, tiled surround, stainless steel sink unit, space for appliance.

Bedroom 12' 1" x 8' 8" (3.68m x 2.64m) plus wardrobes

Coved ceiling, UPVC double glazed window to rear elevation, upgraded electric Dimplex heater, wall lighting, emergency pull cord, built-in wardrobe with hanging space and shelving.

Wet Room 6' 9" x 5' 5" (2.06m x 1.65m)

Coved ceiling, close coupled WC, wash hand basin set in vanity unit, low-level folding shower screen, floor drainage system, wall mounted electric shower, shower curtain rail, emergency pull cord, wall mounted Dimplex heater, extractor fan.

Outside

The property benefits from communal gardens and residents parking (subject to availability).

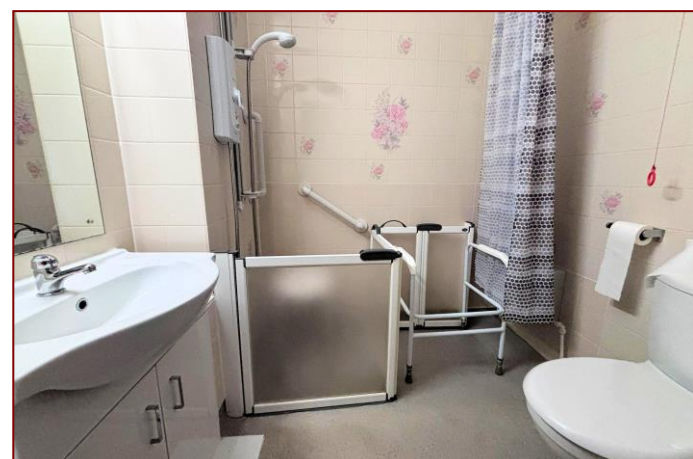
Lease Information

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: 125 years from 1988
Ground Rent £443.36 per annum
Service Charge £2,938.38 per annum

General Information

Construction - Traditional
Water Supply - Portsmouth Water
Electric Supply - Mains
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	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: B

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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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£70,000

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Fenwicks

THE INDEPENDENT ESTATE AGENT

DRAFT DETAILS

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