

A rare and exciting opportunity to purchase this stunning, penthouse apartment which enjoys breathtaking views over the Solent & Isle of Wight. Benefits include three bedrooms, wraparound balcony and underground parking.

The Accommodation Comprises:-
Security entry to;

Communal Entrance Hall:-
Lift and stairs to third floor, door to;

Entrance Hall:-
Flat ceiling with inset spotlighting, thermostat control to wall, security entry phone, smoke detector, radiator, storage cupboard, further storage cupboard housing fuse box, double opening glazed panel doors to;

Lounge:- 21' 4" x 12' 11" (6.50m x 3.93m) plus door recess
Flat ceiling, two sets of UPVC double glazed double opening doors to front and side elevations giving access to wrap around balcony enjoying views across the Solent towards the Isle of Wight, UPVC double glazed window to front elevation, internal window to kitchen, two radiators.

Kitchen:- 11' 7" x 8' 0" (3.53m x 2.44m) plus door recess
Flat ceiling with inset spotlighting, heat detector, UPVC double glazed window to side elevation, fitted with a range of base cupboards and matching eye level units, roll top work surfaces, one and a half bowl ceramic sink unit with mixer tap, induction hob with extractor hood over, eye level double combi electric oven, integrated fridge and freezer, integrated wine cooler, integral dishwasher, integral washing machine, cupboard housing boiler, radiator, tiled flooring.

Bedroom One:- 13' 11" x 13' 4" (4.24m x 4.06m) plus door recess
Flat ceiling, UPVC double glazed double opening doors and windows to front elevation enjoying views across the Solent towards the Isle of Wight, fitted wardrobe, radiator, door to;

En Suite:- 10' 4" x 2' 0" (3.15m x 0.61m)
Flat ceiling with inset spotlighting, extractor fan, double shower cubicle with mains shower over, wash hand basin set in vanity unit, shaver socket, close coupled WC, ladder style radiator, partly tiled walls, tiled flooring.

Bedroom Two:- 12' 3" x 10' 1" (3.73m x 3.07m) plus door recess
Flat ceiling, UPVC double glazed double opening doors to balcony, fitted wardrobe, radiator.

Bedroom Three:- 13' 5" x 10' 1" (4.09m x 3.07m)
Flat ceiling, UPVC double glazed window to rear elevation, radiator.

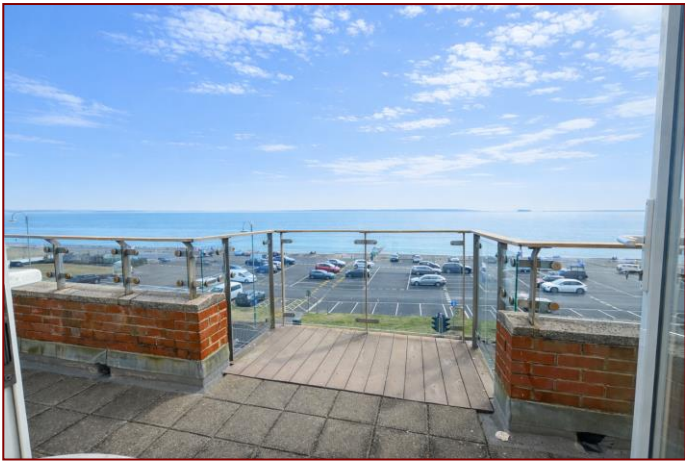
Bathroom:- 8' 6" x 6' 0" (2.59m x 1.83m)
Flat ceiling with inset spotlighting, extractor fan, close coupled WC, wash hand basin set in vanity unit, panelled bath with mixer tap with mains shower over and shower screen, ladder style radiator, partly tiled walls, tiled flooring, shaver socket.

Outside:-
The property benefits from two allocated spaces, located within the secure underground parking facility with access via lift.

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: 130 years from 2004
Ground Rent: NIL
Service Charge: £3840 per annum

General Information:-
Construction - Traditional
Water Supply – Portsmouth Water Electric Supply – Mains
Gas 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: Share of Freehold

Council Tax Band: F

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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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