

A deceptively spacious and well presented two bedroom top floor apartment offered for sale with allocated parking space and garage. The property further benefits from an air source heat pump and access to loft space.

The Accommodation Comprises:-

Secure phone entry system gate, bin store and stairs to second floor, apartment front door to:

Entrance Hall:- 18' 2" x 5' 11" (5.53m x 1.80m) maximum measurements

Access to loft space which is insulated and boarded, storage cupboard, opening to:

Lounge/Dining Room:- 28' 9" (into window) x 11' 2" (8.76m x 3.40m) maximum measurements

Inset spotlights, UPVC double glazed box window to rear elevation with, in our opinion, a pleasant green outlook, UPVC double glazed window to front elevation, media wall with TV to remain, space for table and chairs, two radiators.

Kitchen:- 9' 5" x 8' 5" (2.87m x 2.56m)

UPVC double glazed window to front elevation, fitted with a range of base cupboards and matching eye level units with part under unit lighting, work surface over, sink unit with mixer tap, integrated electric oven, hob and microwave, space for fridge/ freezer, space and plumbing for washing machine.

Bedroom One:- 13' 6" x 9' 11" (4.11m x 3.02m)

UPVC double glazed window to rear elevation, radiator.

Bedroom Two:- 13' 6" x 7' 2" (4.11m x 2.18m)

UPVC double glazed window to rear elevation, access to loft space.

Bathroom:- 10' 0" x 8' 5" (3.05m x 2.56m) maximum measurements

Obscured UPVC double glazed window to front elevation, low level close coupled WC, wash hand basin set in vanity unit with mixer tap, panelled bath, separate shower cubicle, heated towel rail, tiling to walls, storage cupboard.

Outside:-

The property benefits from an allocated parking space and garage with up and over door.

There are owned solar panels which will be transferred upon sale and an air source heat pump providing high energy efficiency in comparison to the original electric storage heaters.

Lease Information:-

The Vendor informs us at the time of instruction of the following which should be verified by your legal representative before exchange of contracts.

Length of Lease: TBC

Ground Rent: TBC

Service Charge: approx £89 per month (10 months a year)

General Information:-

Construction: Non-Traditional

Water Supply: Portsmouth Water

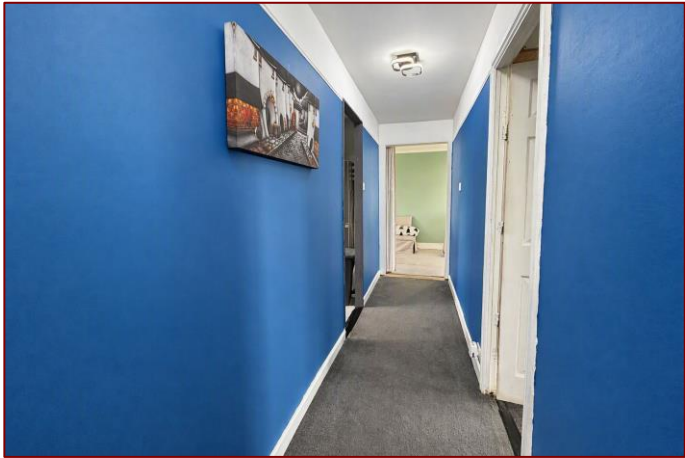
Sewerage: Southern Water

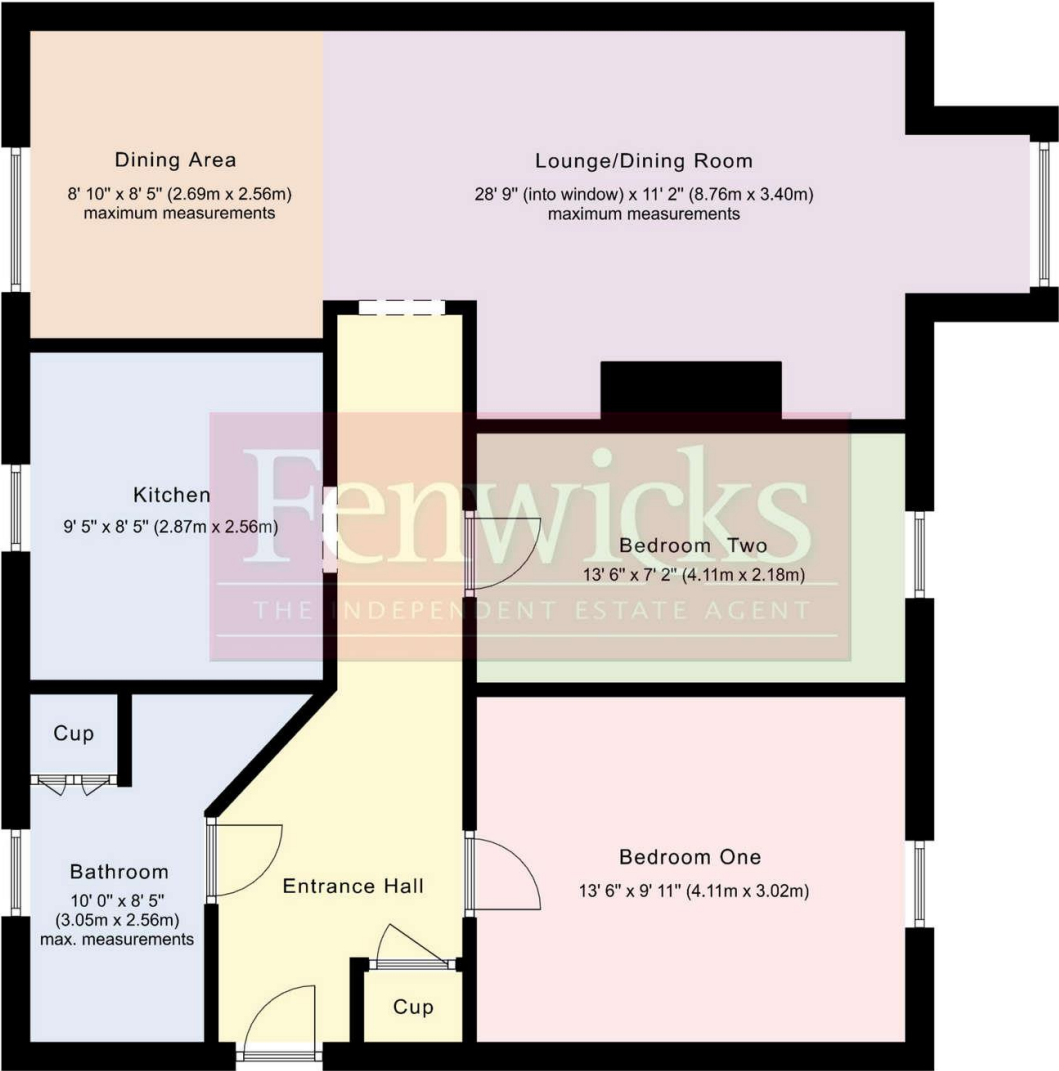
Electric Supply: Mains

Gas Supply: None

For mobile & broadband coverage: <https://checker.ofcom.org.uk>

For flood risk: www.gov.uk/check-long-term-flood-risk





Tenure: Leasehold
Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A	95 A	100 A
81-91	B		
69-80	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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DRAFT DETAILS

£155,000
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