

A well presented FIRST FLOOR apartment with southerly-facing balcony, two double bedrooms, spacious lounge/dining room, kitchen, garage, well maintained communal gardens, popular location close to Stokes Bay, no onward chain.

The Accommodation Comprises:
Solid Oak front door into:

Entrance Hall
Laminate flooring, doors off into living areas.

Bedroom One 12' 7" x 11' 1" (3.83m x 3.38m)
UPVC double glazed window to front elevation, electric heater.

Bedroom Two 9' 3" x 11' 1" (2.82m x 3.38m)
UPVC double glazed window to rear elevation, electric heater, obscured glass side panel looking into Lounge/Dining Room.

Bathroom 5' 5" x 9' 5" (1.65m x 2.87m)
Obscured UPVC double glazed window to side elevation, storage cupboard housing water tank with shelving, low level WC, bath with shower above, extractor fan, pedestal wash hand basin, mirror fronted cabinet fitted to wall, laminate flooring.

Open Plan Lounge/Dining Room 13' 0" x 16' 6" (3.96m x 5.03m) max
Laminate flooring, electric radiator, UPVC double glazed windows and sliding door to southerly-facing Balcony overlooking beautifully maintained communal gardens.

Kitchen 7' 3" x 9' 5" (2.21m x 2.87m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, wash hand basin with mixer tap, space and plumbing for washing machine, space for oven, extractor hood over, space for fridge/freezer, storage cupboard/pantry with shelving.

Outside
The property benefits from garage in block and enclosed communal gardens accessed via gate. Access to the property is via Portland Drive.

Vendor Information:
The following information has been provided by the Vendor and should be confirmed during the conveyancing process prior to exchange of contracts:

Lease: ~130 years remaining
Ground Rent/Service Charge: ~£1900 p.a.

General Information:
Construction: Traditional
Water Supply: Portsmouth Water
Electric 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: A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	70 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

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