

Situated on the third floor of Ambleside Court and enjoying views across Crescent Gardens and glimpses of the Solent and Isle of Wight is this well presented two bedroom apartment with garage in block.

The Accommodation Comprises:

Front door to:

Communal Entrance Hall

Secure coded door to:

Inner Hall:

Stairs and lift to all floors, third floor front door to

Entrance Hall:

Wall mounted electric heater, storage cupboard for coats and shoes, further storage cupboard housing hot water tank, door to:

Lounge/ Diner: 20' 6" x 11' 0" (6.24m x 3.35m)

Double glazed window front elevation enjoying views across Crescent Gardens and glimpses of the Solent and Isle of Wight, wall mounted electric heater.

Kitchen: 12' 7" x 9' 10" (3.83m x 2.99m)

Double glazed window front elevation enjoying views across Crescent Gardens and glimpses of the Solent and Isle of Wight, fitted with a range of base cupboards and matching eye level units, roll top worksurface, one and a half bowl single drainer sink unit with mixer tap, tiled splashback, integrated electric oven grill, integrated electric hob with extractor hood over, space and plumbing for washing machine, space for fridge/ freezer.

Bedroom One: 12' 8" x 10' 10" (3.86m x 3.30m)

Sash window with secondary double glazing to side elevation, a range of built-in wardrobes.

Bedroom Two: 10' 10" x 6' 11" (3.30m x 2.11m)

Sash window with secondary double glazing to side elevation.

Shower Room: 6' 5" x 6' 1" (1.95m x 1.85m)

Sash window with secondary double glazing to side elevation, low level close coupled WC, pedestal wash hand basin, corner shower cubicle with electric shower, wall mounted electric towel rail, tiling to wall and floor.

Outside:

The apartment benefits from garage with up and over door in nearby block, power and light connected, well maintained communal front gardens and communal bins to rear.

Lease Information:

At the time of instruction, the vendor advised the following lease information (this information should be verified by your legal representative before exchange of contracts):

LEASE: TBC

SERVICE CHARGE: TBC

GROUND RENT: TBC

General Information:

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: N/A

Sewerage: Mains

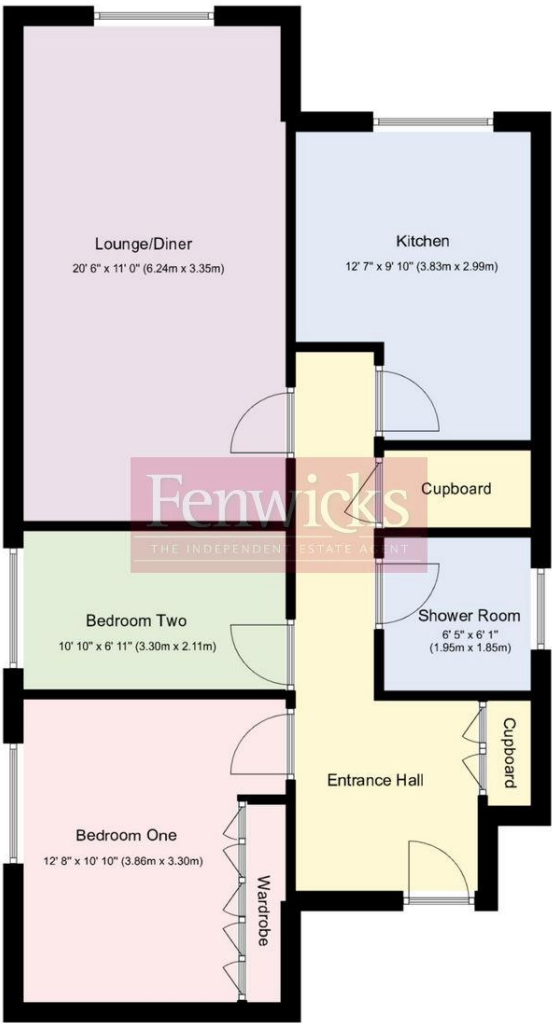
For Mobile & broadband coverage check:

<https://checker.ofcom.org.uk>

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 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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DRAFT DETAILS

£225,000
Ambleside Court, Crescent Road, Alverstoke, Gosport, PO12 2DJ

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

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