

Spacious first floor apartment featuring two double bedrooms, a generous lounge/diner opening into the kitchen, private balcony and parking to the rear. Ideally situated close to Alver Valley Country Park and the local garden centre, the property is offered for sale with no forward chain

Communal Entrance:-

Door with security entry system, stairs to first floor.

Entrance Hallway:-

Radiator, security entry phone, storage cupboard with shelving, further storage cupboard housing the meter and HRV1Q system.

Lounge/ Dining Room:- 17' 4" x 12' 0" (5.28m x 3.65m) plus door recess UPVC double glazed windows to side and front elevations, two radiators, UPVC double glazed double opening doors to balcony, storage cupboard with shelving, opening to:-

Kitchen:- 10' 7" x 6' 11" (3.22m x 2.11m)

UPVC double glazed window to side elevation, fitted with a range of matching base and wall units, roll top work surfaces, stainless steel sink unit, washing machine, oven, fridge freezer, wall mounted gas boiler.

Bedroom One:- 10' 11" x 10' 7" (3.32m x 3.22m) plus door recess

Double aspect room with UPVC double glazed windows to rear and side elevations, radiator.

Bedroom Two:- 11' 5" x 10' 4" (3.48m x 3.15m)

UPVC double glazed window to rear elevation, radiator, built in wardrobe.

Shower Room:- 7' 11" x 5' 9" (2.41m x 1.75m)

Obscured UPVC double glazed window to rear elevation, close coupled WC, shower point, double shower cubicle with mains shower, pedestal wash hand basin, radiator, extractor fan.

Outside:-

There is parking to the rear

Lease Information:-

This is property is available full share OR at 35% share. Full share £160,000 or 35% share £56,500, please note the below charges provided to us by Vivid Homes.

Lease: 112 years remianing

FULL SHARE:- Ground Rent & Service Charges £184,50pcm

or

35% SHARE:- Service Charges £173,59pcm PLUS rent for part share £295.05pcm

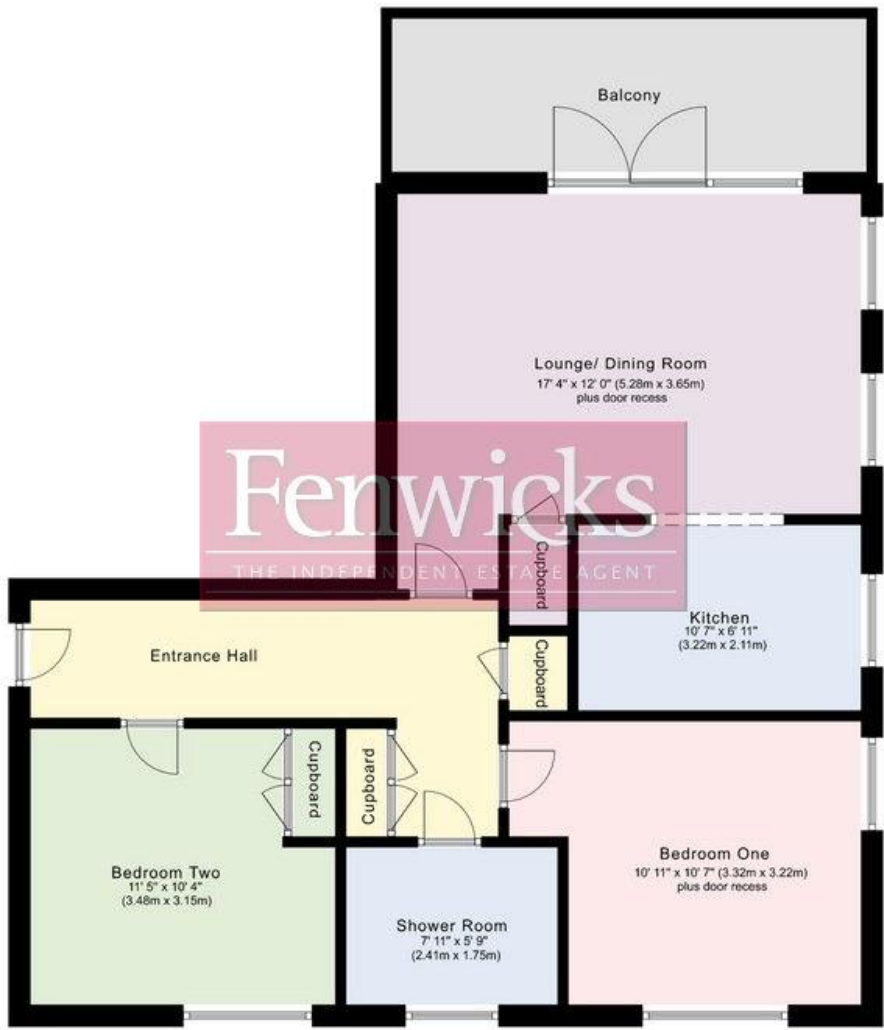
As per the terms of the lease, any prospective purchaser will need to be assessed by Vivid Homes before agreeing the sale on a part share basis.



Awaiting EPC

Tenure: Leasehold

Council Tax Band: B



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

Shared Ownership £56,000
Culdrose House, Fawn Close, Gosport, PO13 8NG

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

Fenwicks
THE INDEPENDENT ESTATE AGENT