

\*Situating in a popular location is this spacious second floor apartment with no onward chain briefly comprising Lounge/Diner with balcony overlooking communal gardens, kitchen, two well-proportioned bedrooms with built-in wardrobes, garage and no onward chain.\*

**The Accommodation Comprises:**

Main door into communal entrance, stairs to second floor, door into:

**Entrance Hall**

Door into:

**Lounge/Diner 16' 6" x 13' 1" (5.03m x 3.98m)**

Sliding doors to Balcony overlooking the communal gardens, electric heater, door into:

**Kitchen 8' 9" x 7' 5" (2.66m x 2.26m)**

Window to front elevation, fitted with a range of base cupboards and matching eye level units, space for fridge/freezer, plumbing and space for washing machine, integrated oven and hob, extractor hood over, storage cupboard with shelves, one and a half bowl stainless steel sink unit with mixer taps, lino flooring.

**Inner Hall**

Storage cupboard, door into:

**Bedroom One 8' 11" x 12' 10" (2.72m x 3.91m) plus wardrobe**

Window to rear elevation, mirror-fronted built-in wardrobes.

**Bedroom Two 9' 9" x 7' 7" (2.97m x 2.31m)**

Window to front elevation, built-in wardrobes.

**Bathroom**

Obscured window to front elevation, bath with electric shower over, low level WC, wash hand basin with mixer tap, lino flooring, chrome radiator, cupboard housing water tank.

**Outside**

The property benefits from communal gardens, garage in block and residents parking based on a first come first served basis.

**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](http://www.gov.uk/check-long-term-flood-risk)

Tenure: Leasehold

Council Tax Band: A

**Lease Information**

The Vendor advised the following information at the time of instruction which should be verified during the conveyancing process prior to exchange of contracts:

Length of Lease: ~42 years remaining

Service Charge: TBA

Ground Rent: £17.00 p.a.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 77 C    | 79 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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£135,000

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\*DRAFT DETAILS\*

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