

**A spacious two-bedroom apartment, briefly comprising open plan Lounge/Kitchen/Diner, bathroom and En-Suite to master, popular location, residents parking & visitors parking.**

**The Accommodation Comprises:**

**Entrance**

Security door into communal hall, mail boxes to wall, stairs to:

**Apartment Hall**

Storage cupboard with shelving and hot water tank (installed Dec 2025), thermostat control to wall, secure phone entry system.

**Lounge/Kitchen/Diner 11' 6" x 21' 2" (3.50m x 6.45m) max**

Juliet balcony to front elevation, kitchen fitted with a range of base cupboards and matching eye level units, lino flooring, integrated oven and grill, extractor hood over, space and plumbing for washing machine, space for fridge/freezer, stainless steel sink unit with mixer tap, dining area has space for table and chairs, electric heater.

**Bedroom One 10' 9" x 10' 10" (3.27m x 3.30m)**

UPVC double glazed window to front elevation, electric heater, door into:

**En-Suite**

Shower cubicle with shower above, wash hand basin with mixer tap, low level WC, lino flooring, extractor fan.

**Bedroom Two 9' 5" x 9' 4" (2.87m x 2.84m)**

UPVC double glazed window to front elevation, electric heater.

**Bathroom**

Bath with shower above, wash hand basin with mixer tap, low level WC, lino flooring.

**Outside**

The property benefits from residents parking and visitor spaces.

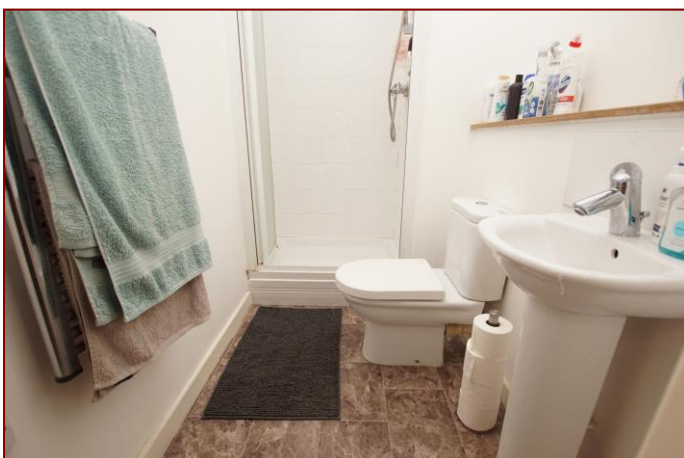
**Lease Information**

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: 106 years  
Service Charge: ~ £1400 p.a.  
Ground Rent: £150 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](http://www.gov.uk/check-long-term-flood-risk)  
Tenure: Leasehold  
Council Tax Band: D





Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£165,000

Issac House, 99 Heritage Way, Priddy's Hard, Gosport, PO12 4WE

\*DRAFT DETAILS\*

**Fenwicks**

THE INDEPENDENT ESTATE AGENT

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