A deceptively spacious three bedroom apartment, ideally located close to shops, transport links and amenities, well presented throughout with outside terrace, no onward chain.

The Accommodation Comprises:-
Stairs up to apartment, obscured UPVC double glazed door into:

Entrance Hall
Radiator, access to loft via hatch with pull down ladder and light.

Lounge/ Dining Room 15' 5'' x 12' 11'' (4.70m x 3.93m) maximum measurements
UPVC double glazed window to rear elevation, two radiators.

Kitchen/Breakfast Room 15' 1'' x 12' 1'' (4.59m x 3.68m)
UPVC double glazed window to front elevation, open plan kitchen fitted with a range of base cupboards and matching eye level units, laminate flooring, range style cooker to remain, cupboard housing Ideal boiler (approx two years old), stainless steel sink unit with mixer tap, space for fridge, space and plumbing for washing machine and dishwasher.

Bedroom One 14' 0'' x 12' 1'' (4.26m x 3.68m) maximum measurements
UPVC double glazed window to front elevation, radiator.

Bedroom Two 15' 7'' x 10' 11'' (4.75m x 3.32m) maximum measurements
UPVC double glazed window to rear elevation, radiator.

Bedroom Three 11' 11'' x 10' 11'' (3.63m x 3.32m)
UPVC double glazed window to rear elevation, radiator.

Bathroom 8' 5'' x 4' 10'' (2.56m x 1.47m) maximum measurements
Obscured window to front elevation, low level WC, bath with mixer tap and shower above, wash hand basin with mixer tap, laminate flooring, radiator, mirror fronted vanity unit to wall, extractor fan.

Outside
Seating area/terrace, shed to remain.

Lease Information
The vendor informs us at the time of instruction of the following lease information. We would however suggest this information is verified by your legal representative before exchange of contracts.

Lease: 122 Years
Ground Rent: N/A
Service Charge: £200 PA

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - Mains
Sewerage - Mains Mobile & Broadband coverage - Please check via: https://checker.ofcom.org.uk/
Flood risk - Please check via: https://www.gov.uk/check-long-term-flood-risk





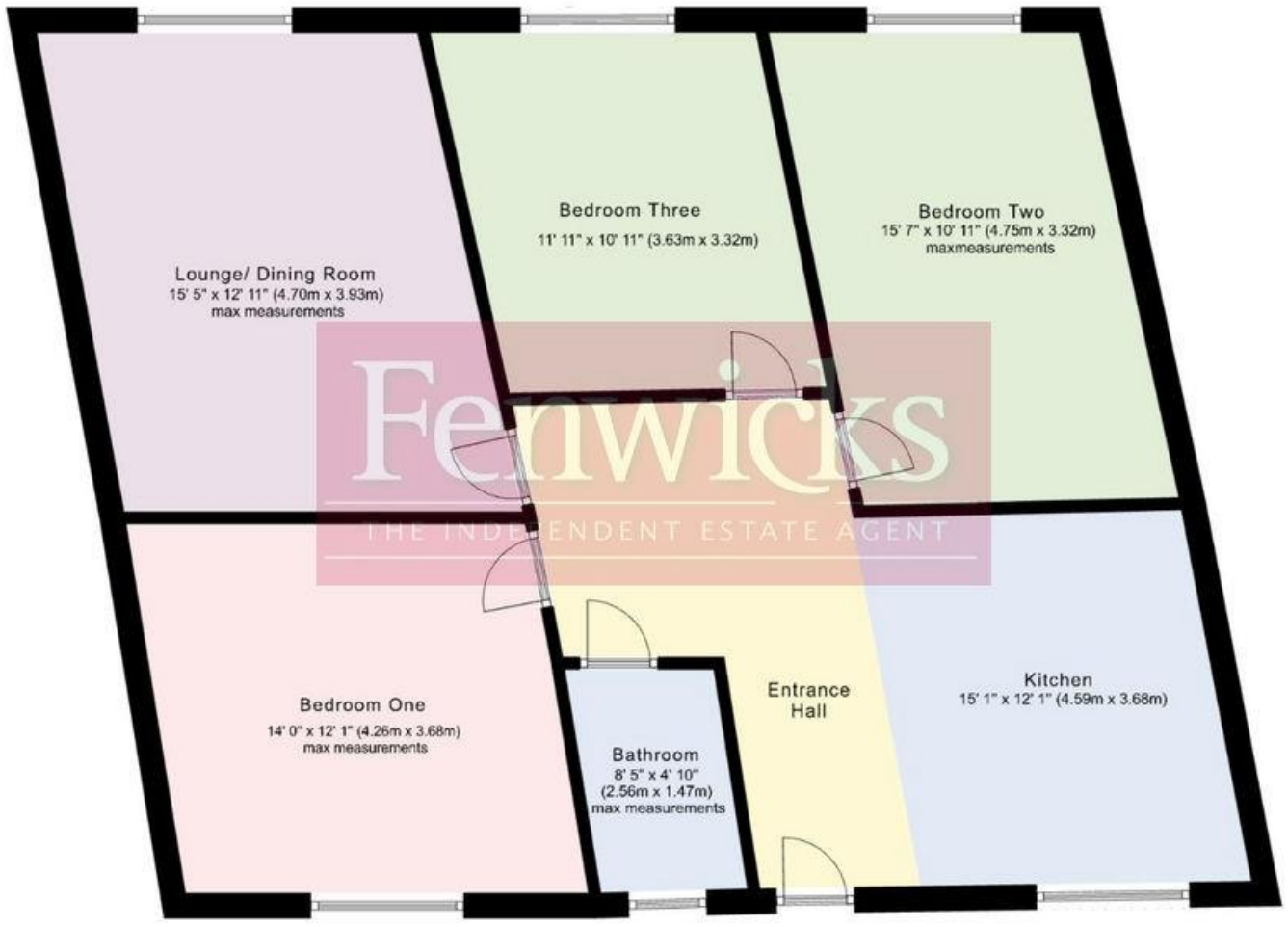


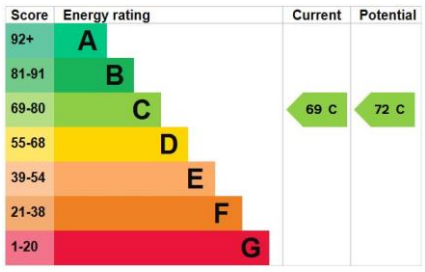






Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Leasehold

Council Tax Band: TBC

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.

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

The Property Ombudsman



DRAFT DETAILS

Offers in the Region Of £155,000

Forton Road, Gosport, PO12 4TD

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

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