

Offered for sale with no forward chain is this top floor two bedroom apartment situated in a convenient location and benefitting from a garage.

The Accommodation Comprises:-
Communal front door to:

Communal Entrance Hall:-
Secure entry system, stairs to all floors, door to:

Apartment Entrance Hall:-
Storage cupboard, radiator, door to:

Lounge/ Diner:- 16' 5" x 10' 10" (5.00m x 3.30m) maximum measurements
UPVC double glazed window to front elevation, UPVC double glazed window to side elevation, radiator, door to:

Kitchen:- 8' 7" x 6' 8" (2.61m x 2.03m)
UPVC double glazed window to rear elevation, fitted with a range of base cupboards and matching eye level units, roll top worksurface over, stainless steel sink unit with mixer tap, integrated electric oven and gas hob with extractor hood over, integrated fridge/ freezer, space and plumbing for washing machine.

Bedroom One:- 14' 1" x 7' 8" (4.29m x 2.34m)
UPVC double glazed window to front elevation, radiator, door to:

En Suite/ Bathroom:- 7' 7" x 6' 4" (2.31m x 1.93m)
Velux window, low level close coupled WC, pedestal wash hand basin, panelled bath with mixer tap and shower over with shower screen, radiator.

Bedroom Two:- 8' 11" x 7' 1" (2.72m x 2.16m)
UPVC double glazed window to front elevation, radiator.

Garage:-
Up and over door, light and power connected.

General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas Supply: Mains
For Mobile & Broadband coverage: <https://checker.ofcom.org.uk>
For Flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Share of Freehold
Council Tax Band: B

Agents Note:-
The vendor informs us at the time of instruction of the following information. We would however suggest this information is verified by your legal representative before exchange of contracts. Freehold split 50/50 with downstairs apartment. No service charge, any maintenance that isn't covered by insurance is split 50/50 with the other apartment (pay as you go).





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 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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£149,995

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DRAFT DETAILS

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