Conveniently located close to Alverstoke village and Stoke Road shops is this very well-presented two bedroom first floor apartment. The apartment boasts a bright and spacious lounge/diner with re-fitted shower room and residents parking.



The Accommodation Comprises:
Communal front door to porch with post boxes and door to hallway with door to rear and stairs to first floor, apartment front door to:

Entrance Hall
Coved ceiling, two UPVC double glazed windows to side elevation, access to loft space, airing cupboard, electric heater, door to:

Lounge/Diner 15' 8'' x 14' 0'' (4.77m x 4.26m)
Coved ceiling, two UPVC double glazed windows to front elevation with a further UPVC double glazed window to side elevation, access to loft space, two electric heaters, dado rail, secure phone entry system, archway to:

Kitchen 8' 0'' x 6' 8'' (2.44m x 2.03m)
Coved ceiling, UPVC double glazed window to front elevation, fitted with a range of base cupboard and eye level units, roll top work surface, one and a half bowl single drainer sink unit with stainless steel mixer tap, tiled splashback, integrated electric oven and hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer.

Bedroom One 11' 9'' x 11' 5'' (3.58m x 3.48m)
Coved ceiling, two UPVC double glazed windows to side elevation, electric heater.

Bedroom Two 9' 7'' x 8' 2'' (2.92m x 2.49m)
Coved ceiling, UPVC double glazed window to side elevation, electric heater.

Shower Room
Coved ceiling, obscured UPVC double glazed window to side elevation, low level close coupled WC, pedestal wash hand basin with tiled splashback, walk-in shower cubicle with rainfall shower head and additional hand held shower head, tiled surround, extractor fan, wall mounted electric towel radiator.

Outside
The property benefits from communal garden/washing line area to rear. To the front of the property is a courtyard area with residents parking.

Lease Information
The Vendor informs us at the time of instruction of the following which should be verified by your legal representative before exchange of contracts.

Length of Lease: 99 years remaining

Ground Rent: £50 per annum

Service Charge: £1,680.30 per annum

General Information
Construction: Traditional
Water Supply: Portsmouth
Water Sewerage: Southern Water
Electric Supply: Mains
Gas Supply: None
For mobile & broadband coverage: https://checker.ofcom.org.uk
For flood risk: www.gov.uk/check-long-term-flood-risk
Tenure: Leasehold
Council Tax Band: A

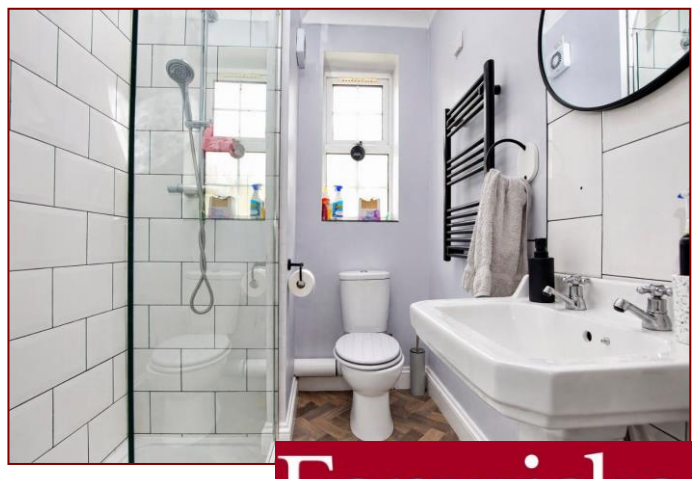




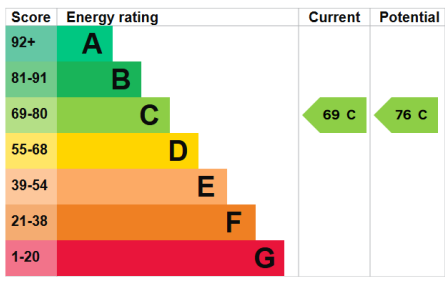








Fenwicks
THE INDEPENDENT ESTATE AGENT





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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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The Property Ombudsman



£176,000

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DRAFT DETAILS

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