

**A superb opportunity to purchase this ground floor two bedroom apartment which benefits from its own garden. Offered for sale with no forward chain**

**The Accommodation Comprises:**

Front door to:

**Entrance Hall**

Two storage cupboards, consumer unit, radiator.

**Lounge 13' 10" x 9' 3" (4.21m x 2.82m)**

UPVC double glazed window to front elevation, radiator.

**Kitchen 12' 9" x 7' 8" (3.88m x 2.34m) Irregular shaped room**

Integrated double oven, integrated gas hob with overhead extractor hood, space for dishwasher, one and half sink with drainer and mixer tap, range of base cupboards and matching eye level units, built on breakfast bar area, tiled flooring, boiler in cupboard, radiator.

**Bedroom One 12' 1" into bay x 9' 11" (3.68m x 3.02m)**

UPVC double glazed bay window to front elevation, radiator.

**Bedroom Two 10' 1" x 6' 4" (3.07m x 1.93m)**

UPVC double glazed window to rear elevation, radiator.

**Bathroom 6' 9" x 5' 8" (2.06m x 1.73m)**

Close coupled WC, wash hand pedestal, panelled bath with shower connection, extractor fan, tiled flooring, tiled walls, heated towel rail.

**Outside**

Access to own rear garden which is low maintenance and mainly laid to patio, fenced boundaries, outside storage cupboard with plumbing for washing machine, rear gated access.

**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: TBC years from YYYY

Ground Rent: TBC

Service Charge: TBC

**General Information**

Construction - Traditional

Water Supply – Portsmouth Water

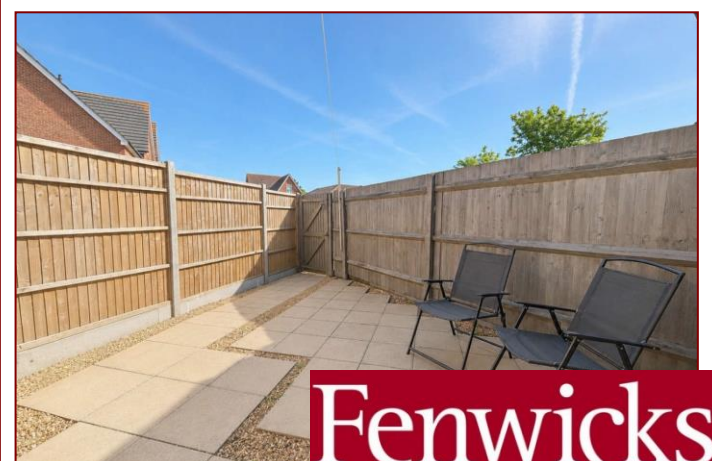
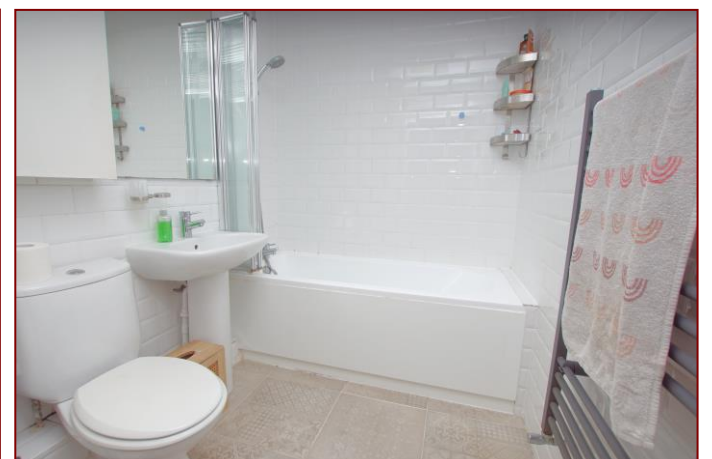
Electric Supply – Mains

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>





Tenure: Leasehold

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 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.



£260,000

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\*DRAFT DETAILS\*

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT