

***A spacious two-bedroom apartment, briefly comprising open plan Lounge/Kitchen/Diner, bathroom and En-Suite to master, popular location, allocated 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 a car park providing allocated parking, further visitor spaces are available.

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

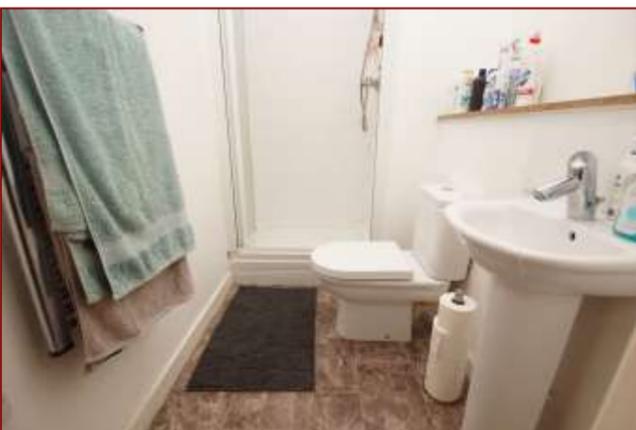
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

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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£169,995

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DRAFT DETAILS

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