

Nestled in a quiet close in the popular Priddy's Hard area and overlooking the waterfront is this well presented two bedroom second floor apartment. The apartment boasts a balcony, two bathrooms and allocated parking space.

**The Accommodation Comprises:-**

Communal front door to:

**Communal Entrance Hall-**

Stairs to all floors, apartment front door to:

**Entrance Hall:-**

Wall mounted electric heater, cupboard housing hot water tank, further storage cupboard, door to:

**Lounge/ Dining Room:-** 19' 1" x 13' 3" narrowing to 8' 10" ( 2.69m) (5.81m x 4.04m) maximum measurements

UPVC double glazed windows to side elevation, space for table and chairs, wall mounted electric heater, electric fireplace, UPVC double glazed patio doors and windows to:

**Balcony:-**

Overlooking Portsmouth Harbour with far reaching views to Portsdown Hill and Portchester Castle, railings with half glazing, space for table and chairs.

**Kitchen:-** 12' 10" x 7' 3" (3.91m x 2.21m)

UPVC double glazed window to rear elevation with rooftop views extending to the Spinnaker Tower, fitted with a range of base cupboards and matching eye level units, roll top work surface, one and a half bowl single drainer stainless steel mixer tap, tiled splashback, integrated electric oven and induction hob, space and plumbing for washing machine and dishwasher, space for fridge/ freezer.

**Bedroom One:-** 12' 11" x 10' 7" (3.93m x 3.22m) maximum measurements

UPVC double glazed window to front elevation, built-in wardrobes, wall mounted electric heater, door to:

**En Suite:-** 5' 7" x 5' 0" (1.70m x 1.52m)

Obscured UPVC double glazed window to front elevation, low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, corner shower cubicle with shower over, chrome ladder style radiator, tiled walls, shaver point, extractor fan.

**Bedroom Two:-** 10' 5" x 9' 8" (3.17m x 2.94m)

UPVC double glazed window to rear elevation, built-in wardrobe, wall mounted electric heater.

**Bathroom:-** 6' 11" x 5' 5" (2.11m x 1.65m)

Low level close coupled WC, panelled bath with mixer tap and shower connection off, shower screen, wash hand basin set in vanity unit with mixer tap, tiled walls, wall mounted heater, shaver point, extractor fan.

**Outside:-**

The property benefits from an allocated parking space and access to communal gardens.

**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: 976 Years

Ground Rent: £225 per annum

Service Charge: £1,620 per annum

**General Information:-**

Construction - Traditional

Water Supply – Portsmouth Water

Electric Supply – Mains

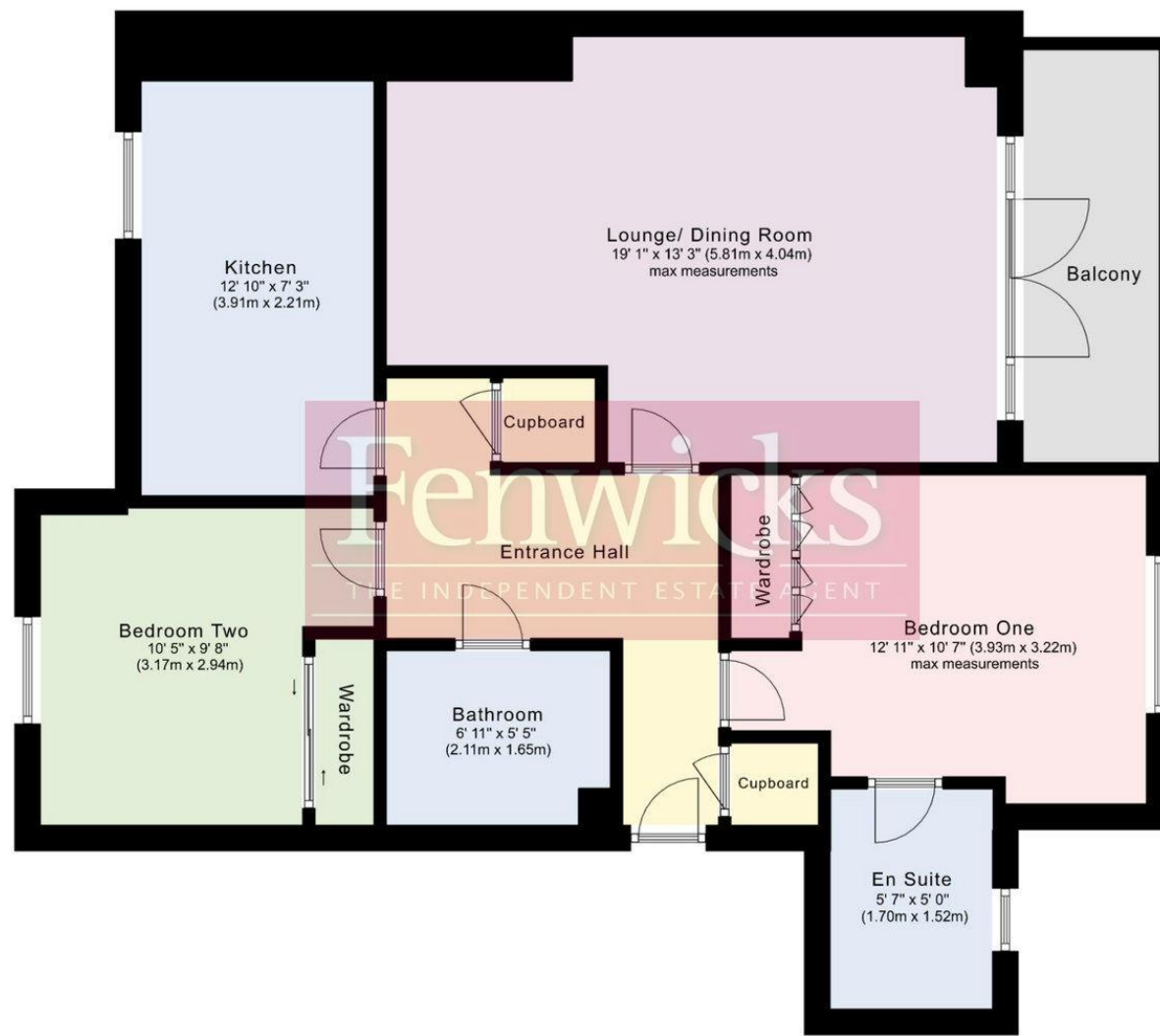
Gas Supply - N/A

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>



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Tenure: Leasehold

Council Tax Band: D

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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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£210,000

\*DRAFT DETAILS\*

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