Fenwicks are pleased to offer for sale a first floor apartment presented in excellent decorative order. The property has allocated parking and backs onto a conservation area as well as being situated in Royal Clarence Yard, close to the foreshore, shops, bar and restaurant. There are two double bedrooms, two bathrooms and an open plan kitchen / living area - the kitchen and bathroom were replaced in 2023.

The Accommodation Comprises:-
Communal front door with communal stairs to all floors.

Communal Hallway:-
The property is located on the first floor, front door to:

Entrance Hall:-
Wood effect laminate flooring, electric heater to wall, inset spotlighting, airing cupboard housing water tank and additional large storage cupboard, security entry phone.

Open Plan Kitchen/ Lounge/ Diner:- 15' 0'' x 24' 5'' (4.57m x 7.44m) maximum measurements
Double glazed window to Juliet balcony to front elevation, wood effect laminate flooring, electric heater to wall.

Kitchen Area:
Kitchen was replaced in 2023, fitted with base cupboards and matching eye level units, worktop surfaces over, tiled surrounds, space for fridge/ freezer, electric hob with extractor hood over, plumbing for washing machine, integrated tumble dryer, inset spotlighting, tile effect flooring, double glazed window to side elevation.

Bedroom One:- 11' 4'' x 10' 5'' (3.45m x 3.17m)
Full length double glazed window overlooking communal gardens and conservation area (not overlooked from rear aspect), wood effect laminate flooring, electric heater to wall, built in wardrobe, door to:

En Suite Shower Room:-
Single shower, W.C, wash hand basin, towel rail, tile effect flooring.

Bedroom Two:- 10' 5'' x 9' 3'' (3.17m x 2.82m)
Double glazed window overlooking communal gardens and conservation area (not overlooked from rear aspect), wood effect laminate flooring, electric heater to wall, mirror front wardrobes.

Shower Room:-
Refitted in 2023, double shower cubicle, towel rail, W.C wash hand basin, extractor vent, tile effect flooring.

Outside:-
The property benefits from communal gardens and is well situated close to local amenities in Royal Clarence Yard. The property backs onto a Conservation area giving the property a good degree of seclusion.

Lease Information:-
At the time of instruction, the vendor advised the following lease information (this information should be verified by your legal representative before exchange of contracts):

Remainder of 999 years lease from 2002

Service charge: approx £2300/ year inclusive of water charges

Ground rent: £200/ year

General Information:-
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - N/A
Sewerage - Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk/
Flood risk: www.gov.uk/check-long-term-flood-risk













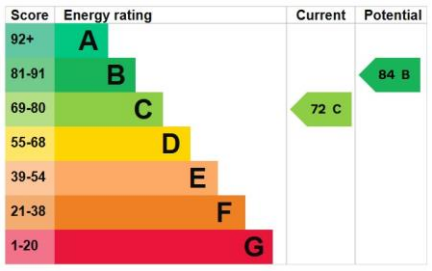


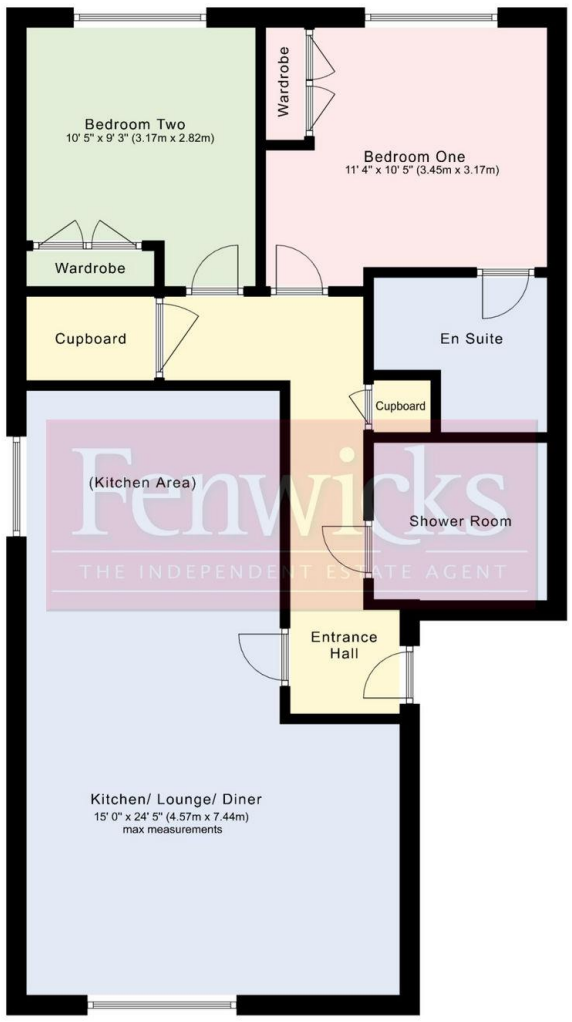






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Tenure: Leasehold

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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The Property Ombudsman



£175,000

DRAFT DETAILS

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