Rarely available ground floor apartment benefiting from GARDEN, garage and allocated parking space, TWO BEDROOMS, kitchen, lounge/ dining room, close to shops & amenities.

The Accommodation Comprises
Door into;

Entrance Porch
Window to front elevation, door into;

Lounge/Dining Room 11' 9'' x 10' 3'' (3.58m x 3.12m)
UPVC double glazed window to front elevation, electric radiator, door into;

Inner Hall
Storage cupboard, doors to;

Kitchen 11' 1'' x 8' 9'' (3.38m x 2.66m)
UPVC double glazed window and door to rear elevation, a range of base cupboards and matching eye level units, space for oven, fridge/freezer, washing machine, lino flooring, stainless steel sink unit with mixer tap.

Bedroom One 10' 1'' x 8' 5'' (3.07m x 2.56m)
UPVC double glazed window to front elevation, electric radiator.

Bedroom Two 11' 9'' x 6' 11'' (3.58m x 2.11m)
UPVC double glazed window to rear elevation, electric radiator, storage cupboard.

Bathroom 6' 4'' x 5' 6'' (1.93m x 1.68m)
Wash hand basin with mixer tap, low level WC, bath with shower above, laminate flooring, extractor fan.

Outside
To the front of the property there is lawned communal gardens and free for all parking. The rear garden is enclosed by brick wall and laid to patio for low maintenance; the property also benefits from a garage in block and parking in front of, allocated parking space.

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: Remainder of a189 year lease from 29/9/1975
Ground Rent: £200 per annum
Service Charge: £425.87 per annum
Insurance: £375.37 per annum

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









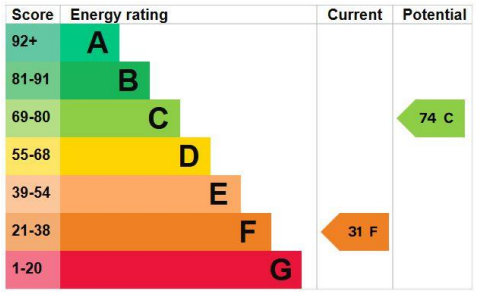


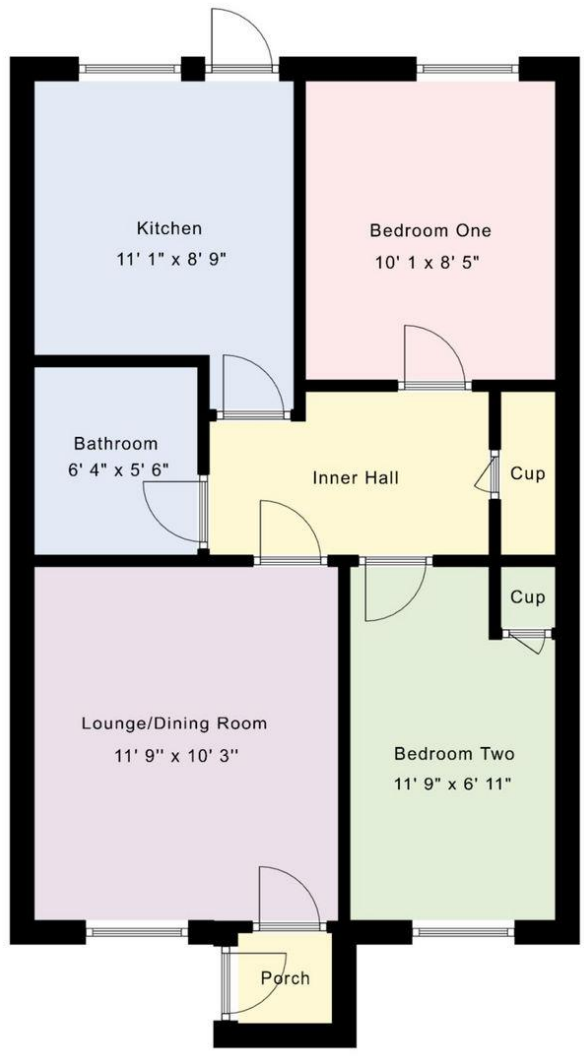






Fenwicks
THE INDEPENDENT ESTATE AGENT





Tenure: Leasehold

Council Tax Band: A

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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



£149,995

DRAFT DETAILS

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