Fenwicks are pleased to offer for sale a two bedroom, first floor character apartment with garage, situated in the heart of Alverstoke Village.

The Accommodation Comprises:-

Communal Entrance Hall:-
Stairs to first floor, front door to:

Entrance Hall:-
Storage cupboard, radiator, access to loft space.

Lounge:- 15' 0'' x 11' 11'' (4.57m x 3.63m) plus bay
Bay window to front elevation, fitted carpet, fireplace, storage cupboards, radiator.

Kitchen/Breakfast Room:- 13' 0'' x 10' 10'' (3.96m x 3.30m)
Fitted with a range of base cupboards and drawer units, freestanding storage unit, built-in recessed storage cupboards, solid wood worktop surface, one and a half bowl ceramic sink unit, recess for fridge/ freezer, space for a range cooker (to remain), radiator, wall mounted boiler, window to rear elevation and door to fire escape.

Bedroom One:- 12' 7'' x 11' 8'' (3.83m x 3.55m)
Sash window with wooden shutter blinds, fitted carpet, radiator.

Bedroom Two:- 12' 5'' x 7' 0'' (3.78m x 2.13m)
Sash window, fitted carpet, storage cupboard, radiator.

Shower Room:-
Obscured single glazed window to front elevation, shower cubicle with tiled surrounds, low flush WC, wash hand basin set in vanity unit with mixer tap, inset spotlighting, wood-effect flooring, ladder style radiator.

Outside:
Single garage with up-and-over door and hard standing in front.

Leasehold 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: 125 years from 1st April 2000.
Current maintenance charge: approximately £2,800 per year.
Ground rent: £100 per year

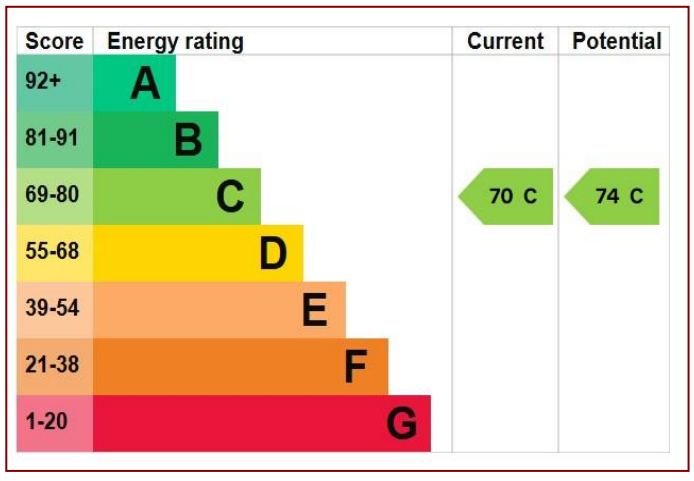
General Information:-
Construction: Traditional
Water Supply: Portsmouth Water
Sewerage: Mains
Electric Supply: Mains
Gas: Mains
Mobile & Broadband coverage: https://checker.ofcom.org.uk
Flood risk: www.gov.uk/check-long-term-flood-risk









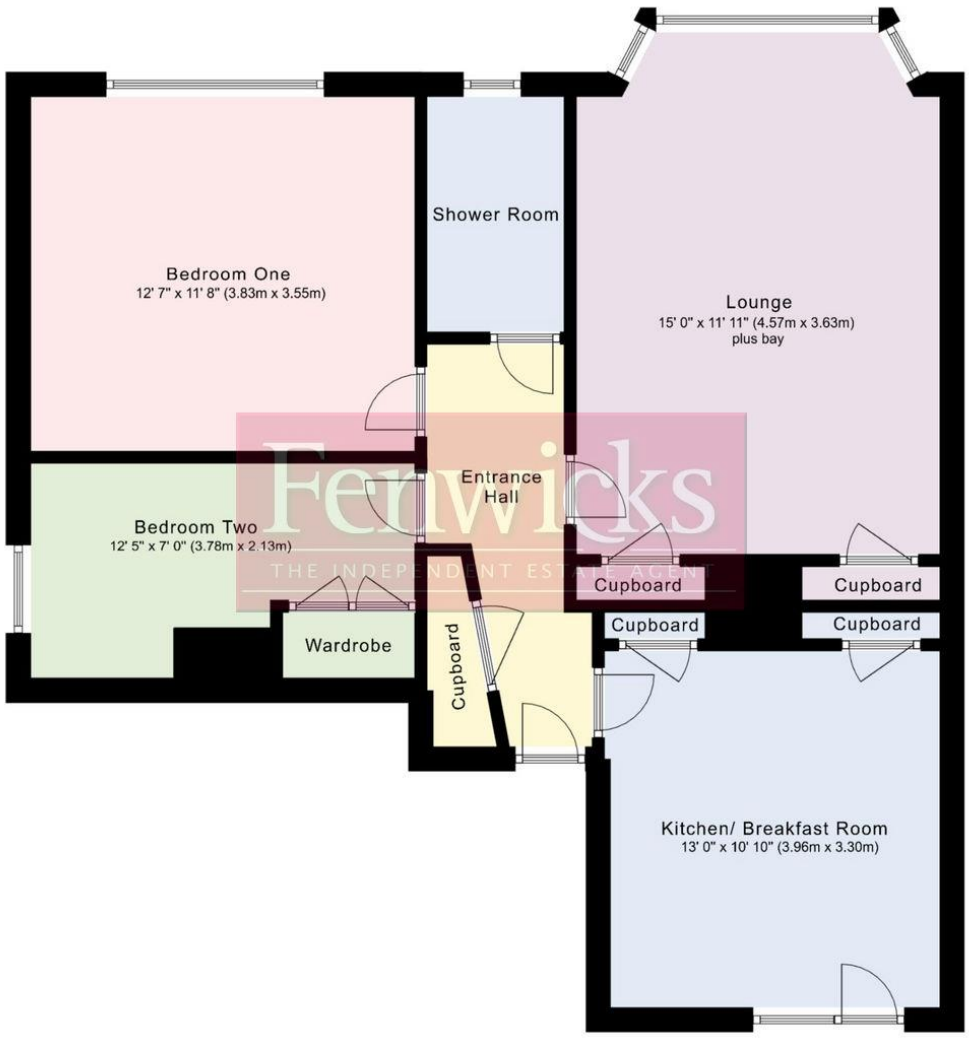




Fenwicks
THE INDEPENDENT ESTATE AGENT

Tenure: Leasehold

Council Tax Band: A



Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



DRAFT DETAILS

Offers Over £200,000

Village Road, Alverstoke, Gosport, PO12 2LF

Fenwicks - Gosport Office: 02392 529889 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT