

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

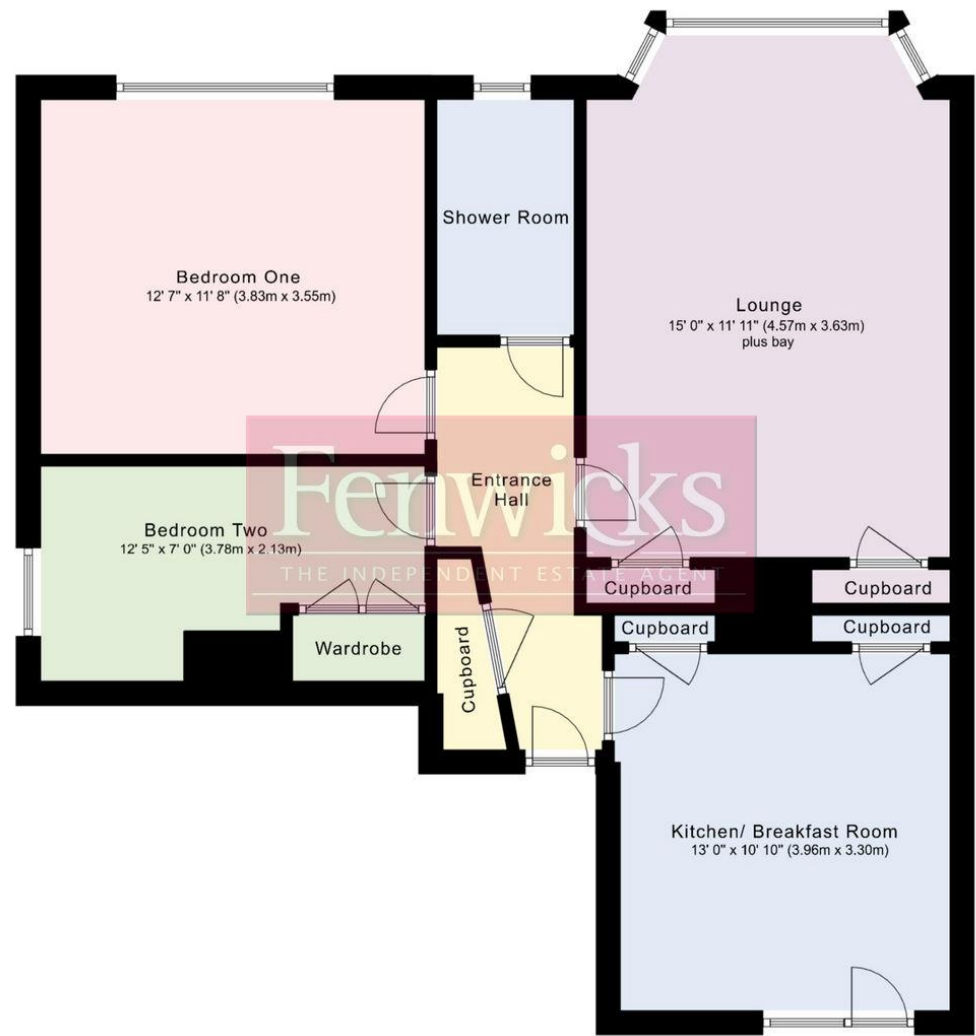


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



DRAFT DETAILS

£210,000

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Fenwicks

THE INDEPENDENT ESTATE AGENT