Fenwicks are pleased to welcome to the market this immaculately presented two bedroom third floor apartment with breathtaking views over the harbour, benefitting from no onward chain * A must view to truly appreciate.

The Accommodation Comprises:-
Solid wooden door into:

Entrance Hall:-
Electric heater, storage cupboard housing meters, utilities cupboard housing washing machine and ventilation system, door into:

Living/Dining Room:- 23' 8'' x 11' 4'' (7.21m x 3.45m) maximum measurements
A well-proportioned double aspect living room with a feature fireplace and access to a good size balcony offering beautiful views over the marina, TV and telephone points, Sky connection point, two ceiling lights, fitted carpets, space for table and chairs, electric heater, door into:

Kitchen: - 8' 1'' x 7' 6'' (2.46m x 2.28m) maximum measurements
Fully fitted kitchen with tiled floor, stainless steel sink unit with mixer tap, built-in Bosch oven, Bosch ceramic hob and Bosch extractor hood, integrated fridge/freezer, slimline dishwasher, pelmet lighting, double glazed window overlooking marina.

Utility Room:- 6' 3'' x 4' 5'' (1.90m x 1.35m) maximum measurements

Bedroom One:- 18' 1'' x 10' 2'' (5.51m x 3.10m) plus door recess
Double bedroom with a walk-in wardrobe with housing rails and shelving, ceiling lights, TV and phone point, double glazed door and window that leads out on to the balcony with views over the marina.

En Suite:- 7' 2'' x 6' 9'' (2.18m x 2.06m)
Double shower cubicle, tiling to walls and floor, wash hand basin set in vanity unit, ladder style chrome radiator to wall, low level WC.

Dressing Room:- 5' 8'' x 4' 5'' (1.73m x 1.35m)

Bedroom Two:- 15' 9'' x 9' 10'' (4.80m x 2.99m) maximum measurements
Full height double glazed window, fitted carpets, electric heater.

Shower Room:- 7' 3'' x 5' 3'' (2.21m x 1.60m)
Tiling to walls and floor and fitted with a white suite comprising of corner shower cubicle, Low level WC, wash basin set in vanity unit with mirror above, shaving point, electric ladder style towel heater, extractor fan.

Agents Note:-
Car Parking (Permit Scheme) Subject To Availability - Parking is by allocated space subject to availability.
The fee is usually £250 per annum, but may vary by development. Permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

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 Length: 999 years from 2016
Ground Rent: £495pa
Review 2031
Service Charge is £5,242.90 for the financial year ending 30/06/2027.

Service Charge - What your service charge pays for:
- House Manager who ensures the development runs smoothly
- All maintenance of the building and grounds, including window cleaning, gardening and upkeep of the building exteriors and communal areas
- 24hr emergency call system
- Monitored fire alarms and door camera entry security systems
- Maintaining lifts
- Heating and lighting in communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance, water and sewerage rates

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

General Information
Construction - Traditional
Water Supply – Portsmouth Water
Electric Supply – Mains
Gas Supply - None
Sewerage - Mains
Mobile & Broadband coverage (Fibre Broadband available) - Please check via: https://checker.ofcom.org.uk/
Flood risk - Please check via: https://www.gov.uk/check-long-term-flood-risk

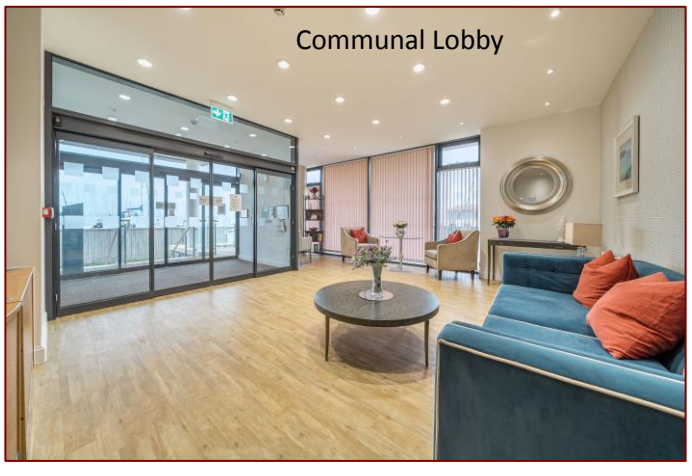








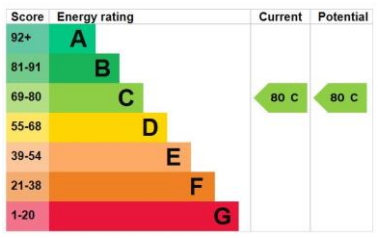


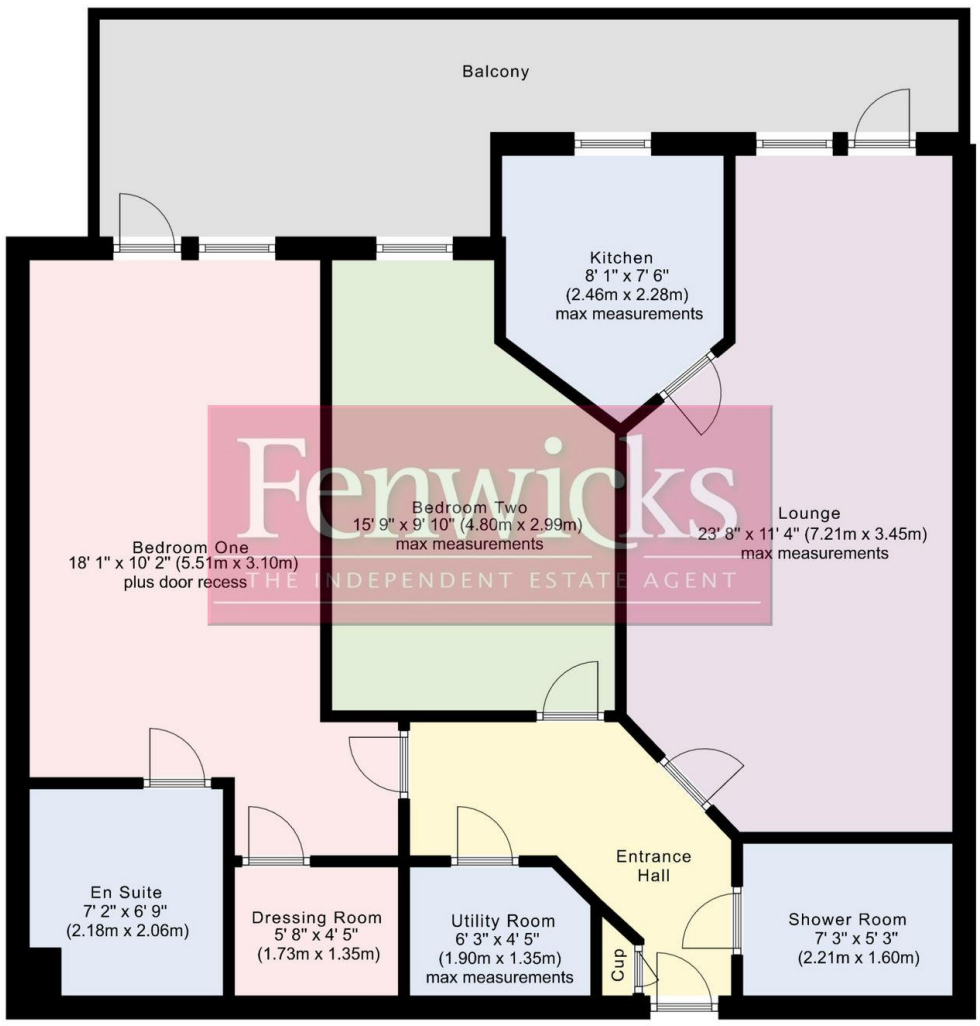

Communal Lobby

Communal Lounge

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Tenure: Leasehold

Council Tax Band: D

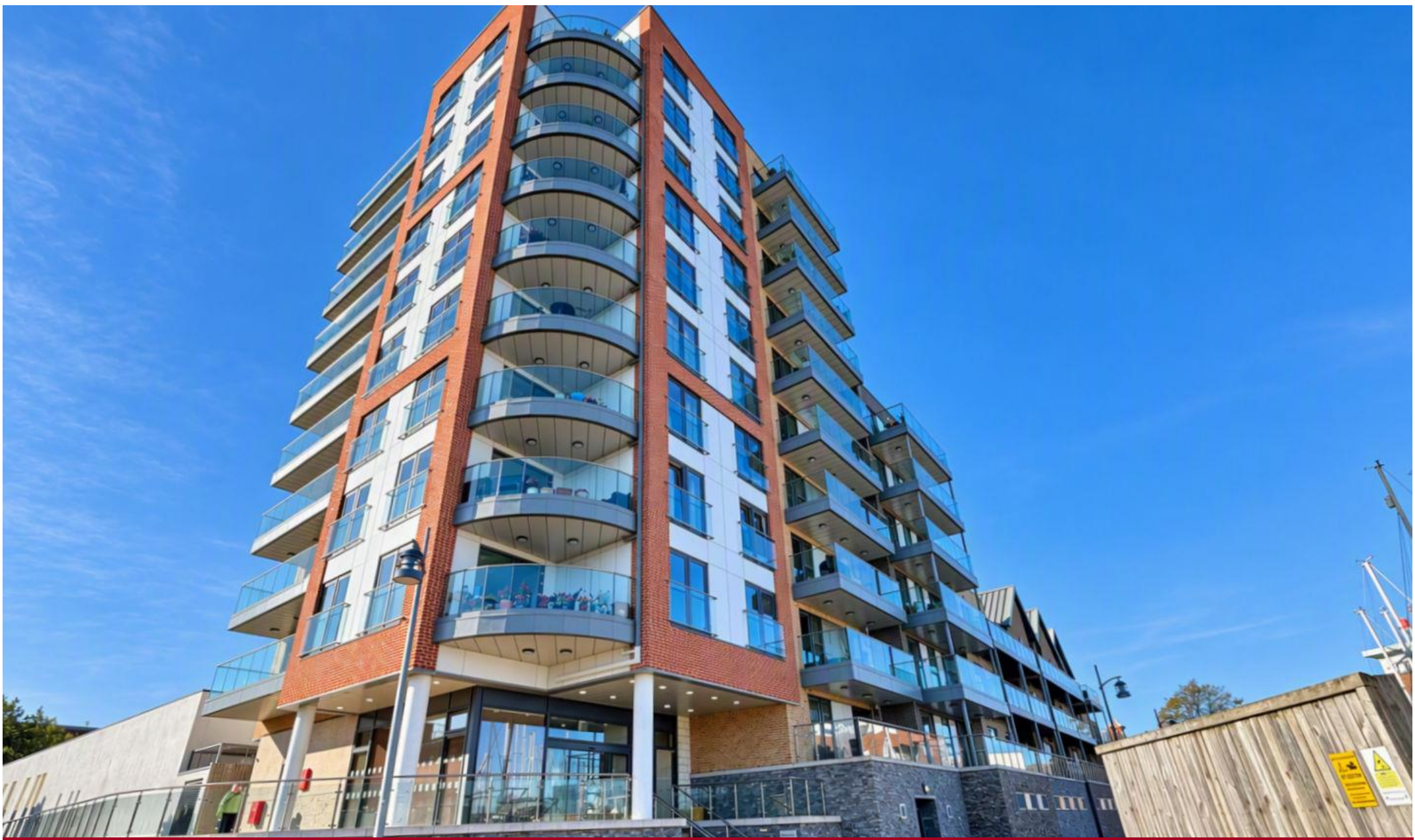
Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute 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

£325,000

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