

*** A one-bedroom GROUND FLOOR RETIREMENT apartment situated in a popular location, CONVENIENT for shops, transport links and amenities. Offered with no onward chain ***

The Accommodation Comprises:

Communal Entrance Hall

With door security system.

Entrance Hall

Emergency assistance control panel incorporating door entry facility, coved ceiling, walk-in storage cupboard housing hot water tank and electric meters.

Lounge 15' 5" x 10' 7" (4.70m x 3.22m)

Storage heater, emergency assistance pull cord, TV aerial point, UPVC double glazed door to front elevation and window to side elevation, coved ceiling, archway to:

Kitchen 5' 5" x 7' 3" (1.65m x 2.21m)

Stainless steel sink unit with mixer tap, wall and base units with work surface over, electric cooker (to remain), extractor fan, UPVC double glazed window to side elevation, coved ceiling, tiled walls, space for fridge (fridge to remain).

Bedroom 12' 1" x 8' 8" (3.68m x 2.64m)

Built-in double wardrobe with folding doors, UPVC double glazed window to front elevation, electric panel heater, emergency assistance call button and cord, wall light.

Shower Room

White suite with shower cubicle, wash hand basin set in vanity unit, low level WC, emergency assistance button and pull cord, extractor fan, tiled walls, electric wall mounted fall heater.

Communal Facilities

Communal lounge, laundry room, gardens, secure storage for mobility scooters, guest suites for hire, parking on a first come first serve basis.

Lease Information

The Vendor advised at the time of instruction the following leasehold information, all of which should be verified by your solicitor during the conveyancing process:

Ground Rent: Approx. £454 p.a.

Service Charge: Approx. £2203 p.a. (includes water, sewage and bldgs insurance)

Length of Lease: Approx. 59 years (99 years from 1st September 1985).

General Information

Construction: Traditional

Water Supply: Portsmouth Water

Electric Supply: Mains

Gas Supply: Not connected

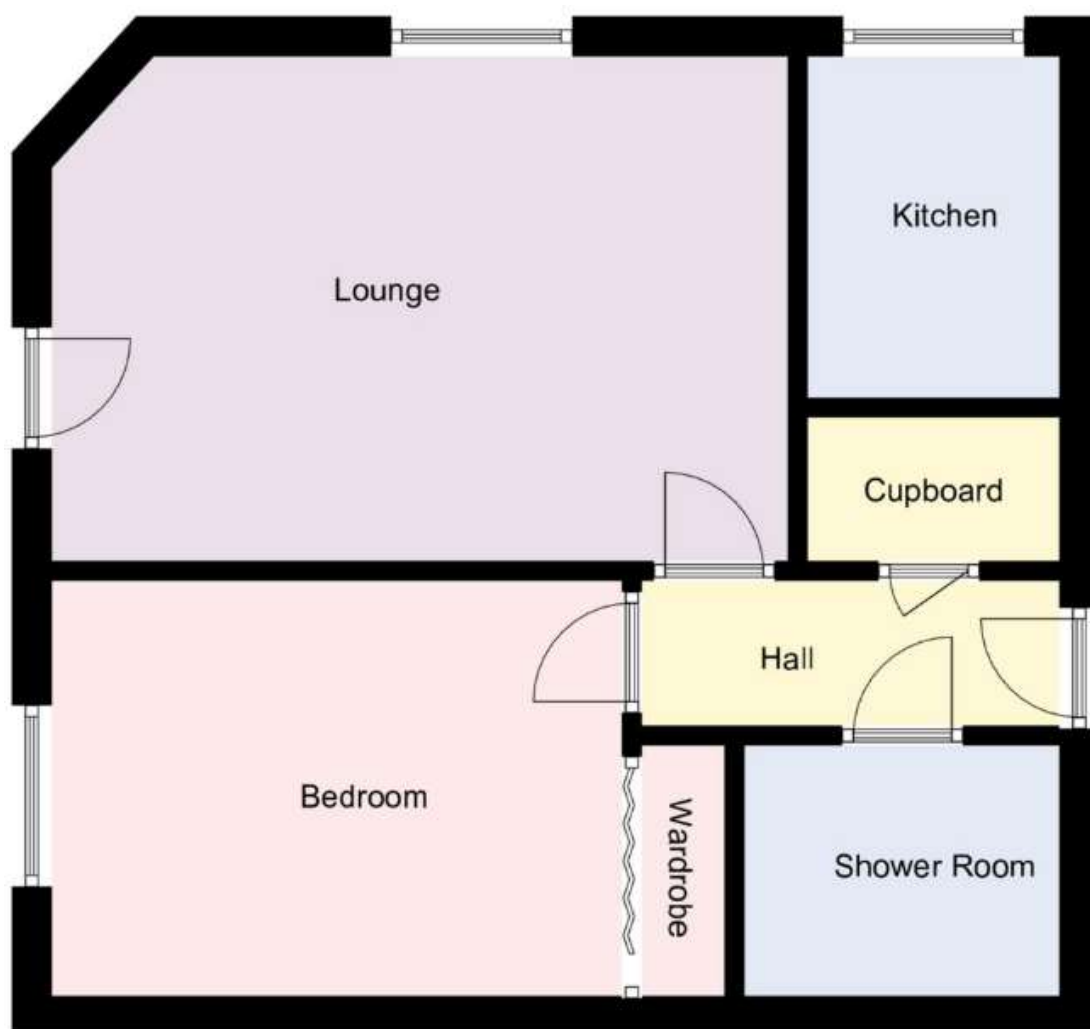
Sewerage: Mains

Mobile & Broadband coverage: <https://checker.ofcom.org.uk>

Flood risk: www.gov.uk/check-long-term-flood-risk

Council Tax Band: B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.



£95,000

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DRAFT DETAILS

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

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