

* A spacious and superbly presented two bedroom first floor apartment conveniently located close to Stokes Bay and Stanley Park, with open plan living area plus large balcony, modern fitted kitchen and shower room, share of double garage, extended lease and no onward chain. *

The Accommodation Comprises:

Communal Entrance

Stairs to First Floor.

Entrance Hall

Entrance door, wood floors, door to:

Open Plan Kitchen/Lounge/Diner 28' 5" x 14' 2" (8.65m x 4.31m)

UPVC double glazed patio door and windows to balcony, wood floors, recently installed storage heater, the kitchen area is fitted with a range of base cupboards and matching eye level units, work surface over, electric hob with extractor hood over, built-in oven, integrated dishwasher, washing machine and fridge/freezer, UPVC double glazed window, single drainer sink unit with Ariston hot water heater underneath, tiled splashbacks, coved ceiling.

Inner Hallway

Doors to:

Bedroom One 15' 10" x 11' 11" (4.82m x 3.63m)

UPVC double glazed window and door to balcony, fitted wardrobes with mirror-fronted sliding doors, wood floors, storage heater.

Bedroom Two 11' 9" x 8' 0" (3.58m x 2.44m)

UPVC double glazed window overlooking communal gardens, wood floors.

Shower Room

UPVC double glazed window, shower cubicle with Mira shower, pedestal wash hand basin, low level WC, tiled splashbacks.

Garage

One side of a shared double garage.

Outside

Communal gardens, non-allocated residents parking.

Lease Information:

The Vendor advised the following information at the time of instruction which should be verified during the conveyancing process prior to exchange of contracts:

Length of Lease: 135 years

Service Charge: £2200 p.a. (payable bi-annually)

Ground Rent: £25 p.a. (fixed)

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

Tenure: Leasehold

Council Tax Band: B





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 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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£190,000

Fair Oak Court, Tower Close, Gomer, Gosport, PO12 2TX

DRAFT DETAILS

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