

Superbly appointed and modern two bedroom apartment located in the popular 'Viewpoint' McCarthy and Stone development. The property benefits from two double bedrooms, two shower rooms and large balcony overlooking the ever-changing Portsmouth Harbour and views as far as Portsdown Hill.

The Accommodation Comprises:
Communal front door with secure entry system to:

Communal Entrance Hall
Lift and stairs to all floors, front door to:

Apartment Entrance Hall
Secure entry phone system, emergency pull cord, smoke detector, meter cupboard, utility cupboard with space and plumbing for washer/dryer, door to:

Open Plan Lounge/Diner 19' 9" x 11' 11" (6.02m x 3.63m)
UPVC double glazed window and door to Balcony enjoying beautiful views across Portsmouth Harbour and as far as Portsdown Hill, electric fireplace, telephone and tv point, space for table and chairs, archway to:

Kitchen 7' 11" x 7' 3" (2.41m x 2.21m)
Fitted with a range of base cupboards and matching eye level units, worksurface over, one and a half bowl stainless steel sink unit with mixer tap, integrated electric oven and hob with extractor hood over, integrated dishwasher, integrated fridge/freezer, tiled flooring.

Bedroom One 18' 3" x 10' 0" (5.56m x 3.05m)
UPVC double glazed window and door to Balcony enjoying beautiful views across Portsmouth Harbour and as far as Portsdown Hill, door to Dressing Room which is fitted with shelving and hanging rails, and door to:

En-Suite
Low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, walk-in shower cubicle, chrome ladder-style towel rail, underfloor heating, tiled flooring, partly tiled walls, anti fog mirror with light, emergency pull cord, extractor fan.

Bedroom Two 15' 9" x 8' 11" (4.80m x 2.72m)
UPVC double glazed window to Balcony with beautiful views across Portsmouth Harbour and as far as Portsdown Hill.

Shower Room
Low level WC with concealed cistern, wash hand basin set in vanity unit with mixer tap, corner shower cubicle, chrome ladder-style towel rail, underfloor heating, tiled flooring, partly tiled walls, anti fog mirror with light, emergency pull cord, extractor fan.

Viewpoint Information
A modern retirement apartment block built for the over 60's by McCarthy Stone, ideally located close to a range of transport links and shopping amenities.

Facilities include: House Manager, communal lounge and guest suite (subject to availability), permit parking (subject to availability at approximately £250 per annum).

Lease Information
The following information has been provided by the Vendor but this should be verified by your conveyancer prior to exchange of contracts:

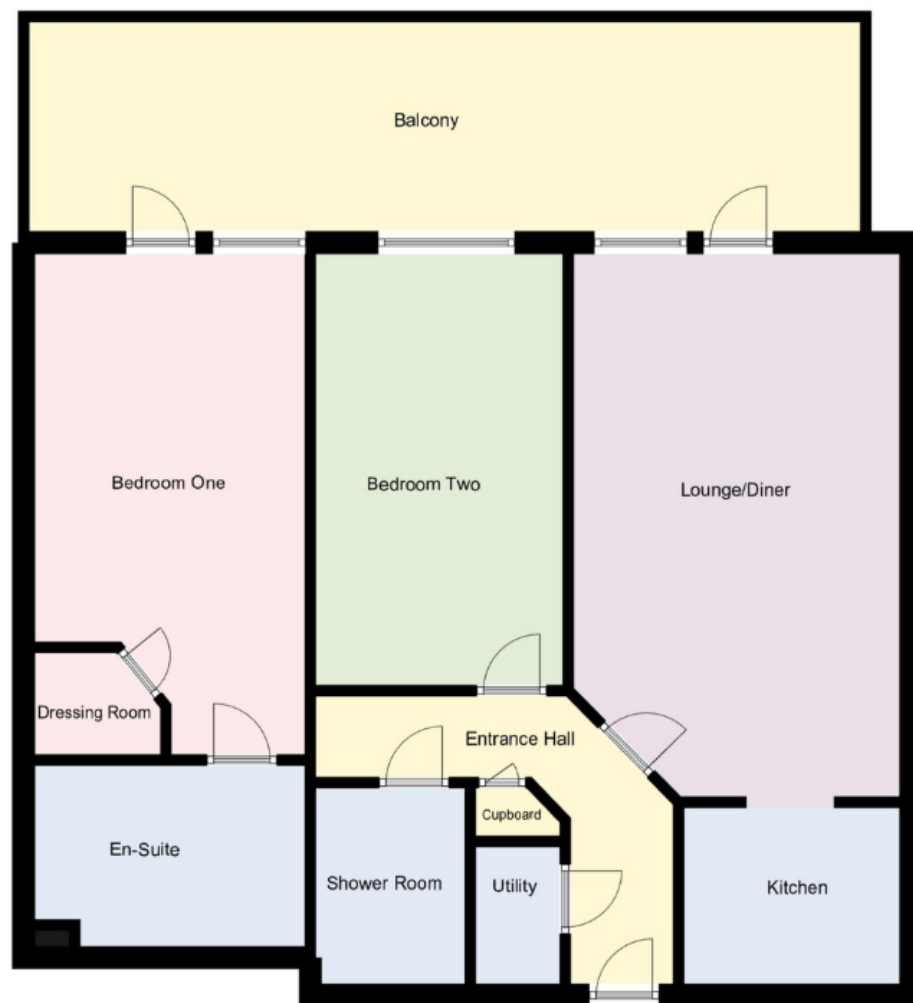
Length of Lease: 999 years from 1st January 2016
Ground Rent: £495 per annum (review date: 1st January 2031)

Service Charge: £4,995.37 per annum which includes Buildings Insurance, water and sewerage rates, House Manager, all maintenance of the building and grounds (including window cleaning), 24-hour emergency call system, fire alarms and door camera entry systems, lift maintenance, heating and lighting in communal areas, contingency fund.

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
Tenure: Leasehold
Council Tax Band: D



Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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.

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



£335,000

Viewpoint, Harbour Road, Gosport, PO12 1GX

DRAFT DETAILS

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

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