



**Winslow Court, Solent Road**  
Portsmouth, Hampshire, PO6 1HJ  
**2 Bedroom Apartment with Parking**

Asking Price Of  
**£179,950**

# Property Features

- 2 Bedroom Apartment
- One allocated parking space
- Close to Solent Road School
- Modern Kitchen
- Modern Bathroom
- First Floor
- Elevated Views
- Close to Transport Links
- No onward chain
- Call to Arrange a Viewing

## Full Description

### GENERAL

Winslow Court, is located on the corner of Solent Road and St Hellens Road in Drayton. Offered for sale with an allocated parking space. This apartment is a good sized two bedroom apartment with modern kitchen and bathroom, located on the first floor. The property has storage radiators, Economy 7 meter tariff and the water is metered.

### HALLWAY

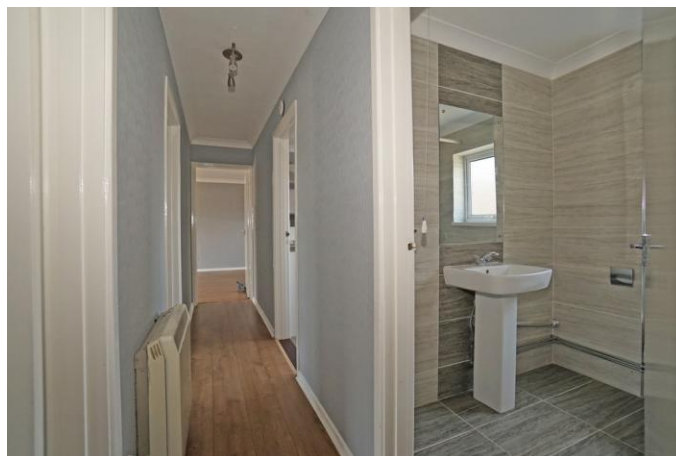
From the front door the hallway leads through the middle of the apartment with door off to all rooms, there is oak effect laminate following and neutral décor.

### KITCHEN

9' 9" x 6' 10" (2.99m x 2.09m) This fitted kitchen is of a modern design and has a comprehensive range of wall and floor cupboards, there is a fitted oven and grill with ceramic hob and extractor over. Space of the washing machine and slimline dishwasher and standing space for a fridge freezer along with a stainless steel sink/drainer and mixer tap There is a window overlooking the rear of the development where the carparking space is located. The flooring is grey wood effect laminate flooring and the walls are tiled and painted.

### LIVING ROOM

22' 11" x 11' 10" (7.00m x 3.61m) This large dual aspect living room is very bright and light and has a large full length window to one aspect. There is light oak laminate flooring and neutral décor along with two night storage heaters and TV ariel socket.





### BEDROOM 1

12' 3" x 9' 3" (3.75m x 2.84m) This bedroom is a good sized double with a large built in four door wardrobe, there is carpet and neutral décor, night storage heater and a window to the side aspect with a white blind.

### BEDROOM 2

12' 5" x 7' 7" (3.79m x 2.32m) Double bedroom with carpet and neutral décor, window to side aspect with white blind and storage heater.

### BATHROOM

6' 10" x 6' 3" (2.10m x 1.91m) Modern bathroom with tiled floor and walls. This bathroom has an opaque window giving natural light and fresh air. The white suite comprises of a bath with electric shower over and shower curtain and rail, there is a low level WC and a sink/pedestal combination. Frameless mirror and wall mounted electric heater.

### STORAGE CUPBOARD

5' 6" x 2' 7" (1.68m x 0.79m) This cupboard houses the hot water tank, fuse box, electric meter, coat hooks and ceiling lighting.

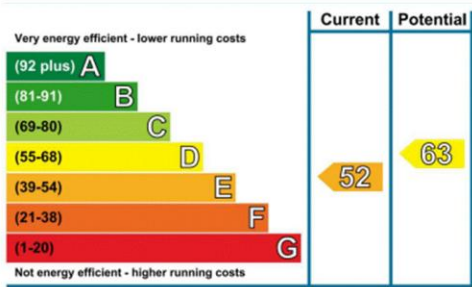
### MATERIAL INFORMATION

- \*Sales Price – £179,950
- \*Council Tax Band - B - Portsmouth Council
- \* Leasehold - The lease was extended to 2220 therefore 195 years remaining.
- \* Service Charge - £2064 per annum can be paid monthly or bi annually.
- \* No ground rent - the eleven leaseholders effectively own the freehold of the building by being shareholders in Winslow Court Management Company Limited
- \*Property Construction – Brick and Block
- \*Electricity Supply – Mains
- \*Water and Sewerage – Mains
- \*Heating – Electric
- \*Broadband – Fibre to cabinet
- \*Mobile Signal – ADSL Fibre Checker ([openreach.com](http://openreach.com))
- \*Parking – One allocated parking
- \*Restrictions – Subject to management covenants
- \*Flooding - Refer to ([GOV.UK](http://GOV.UK) ([check-long-term-flood-risk.service.gov.uk](http://check-long-term-flood-risk.service.gov.uk)))
- \*Accessibility - Accommodation is a first floor accessed via stairs



**VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD**

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.