

## £95,000

### NEW PRIORY GARDENS, PORTCHESTER, PO16 9UH



- Purpose Built First Floor Over 60's Retirement Apartment
- Security Entry System
- Lounge With Juliette Balcony
- Fitted Kitchen
- Double Bedroom
- Modern Shower Room
- UPVC Double Glazing
- Modern Electric Heaters & Water Heater
- Residents Parking
- Communal Gardens
- No Chain Ahead

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

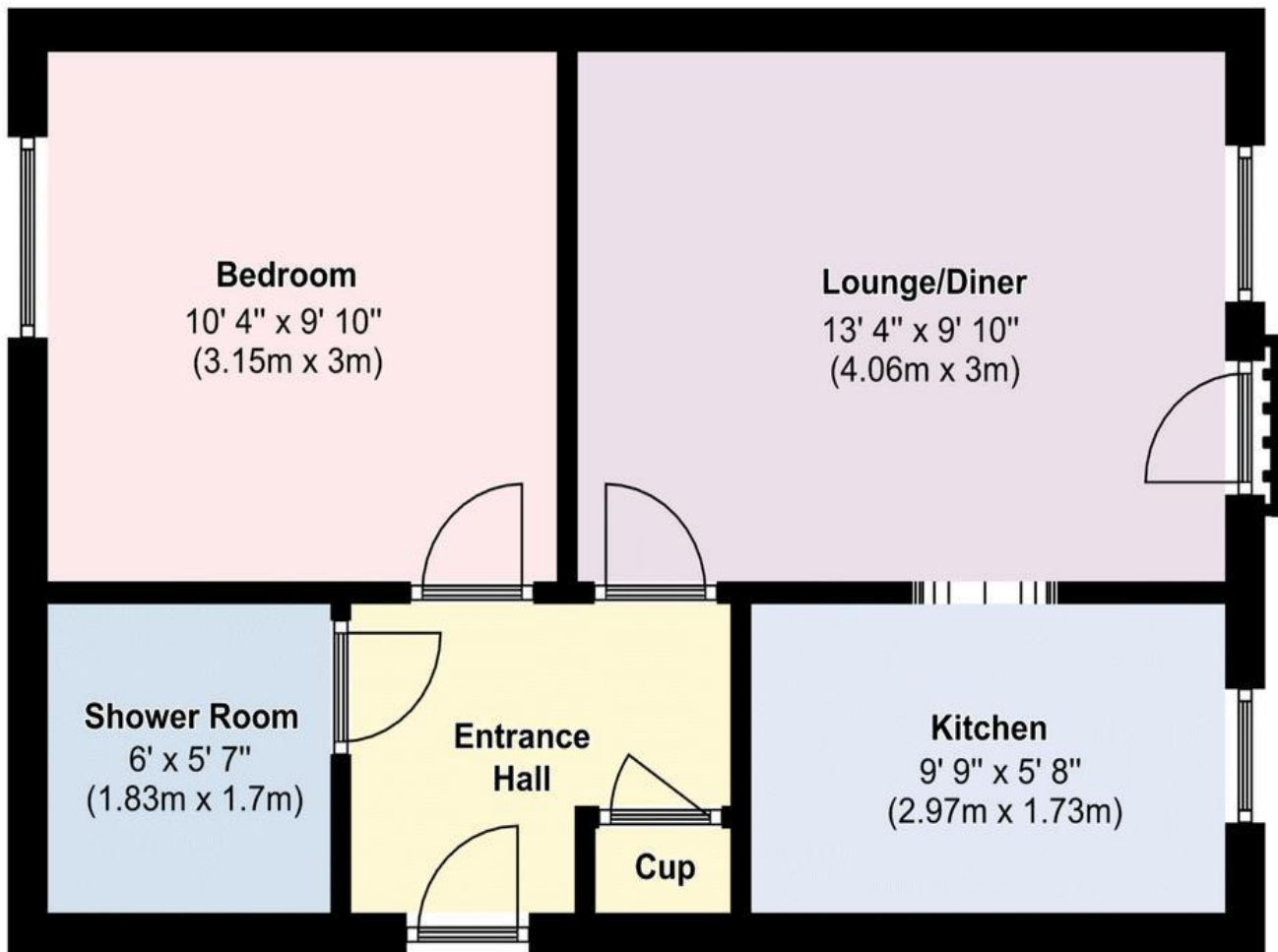
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2611

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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## The Accommodation Comprises:-

Security entry system into communal hallway with stairs and stair lift to all floors. Wooden front door on first floor into:

### Entrance Hall:-

Security entry phone system, wall mounted electric heater, built-in airing cupboard housing a modern electric water heater, coving to flat ceiling and access to loft via fitted ladder. Door to:

### Lounge/Diner:-

13' 4" x 9' 10" (4.06m x 3m)

UPVC double glazed door with Juliette balcony and UPVC double glazed window to front elevation, wall mounted electric heater, TV aerial point and decorative coving to textured ceiling. Archway to:



### Kitchen:-

9' 9" x 5' 8" (2.97m x 1.73m)

UPVC double glazed window to front elevation, fitted with a range base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with a mixer tap, part tiled walls, space for cooker with concealed extractor above, space and plumbing for washing machine, space for tall fridge/freezer, built-in storage cupboard, wall mounted heater and textured ceiling with spotlighting inset.



### Bedroom:-

10' 4" x 9' 10" (3.15m x 3m)

UPVC double glazed window to rear elevation overlooking the communal gardens, wall mounted electric heater and coving to flat ceiling.

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**Shower Room:-**  
6' x 5' 7" (1.83m x 1.7m)

Re-fitted modern suite comprising: double width shower cubicle with Triton electric shower, W.C with concealed cistern and shelf above, wash hand basin inset vanity with mixer tap, water proof shower wall, extractor and coving to textured ceiling with central light heater.

**Agents Note:-**

The property is leasehold, the maintenance is £2,622.05 per annum from April 2024 - March 2025, Ground Rent is £37.50 quarterly (£150,00 per annum) and there is approximately 60 years left on the lease.



**Outside:-**

The apartment is situated in central Portchester with residents parking available and well maintained communal gardens.



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