

£150,000

NEWBOLT ROAD, PORTCHESTER BORDERS, PO6 4NY



- Two Double Bedrooms
- Entrance Hallway
- Lounge/Diner with Access To A Balcony
- Fitted Kitchen
- Bathroom
- Gas Central Heating (with replacement boiler)
- Part Double Glazed Windows
- Views Towards Portsmouth Harbour
- Cash Buyers Only Due To A Reduced Lease Length
- No Chain Ahead
- EPC: TBC

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: portchester@fenwicks-estates.co.uk

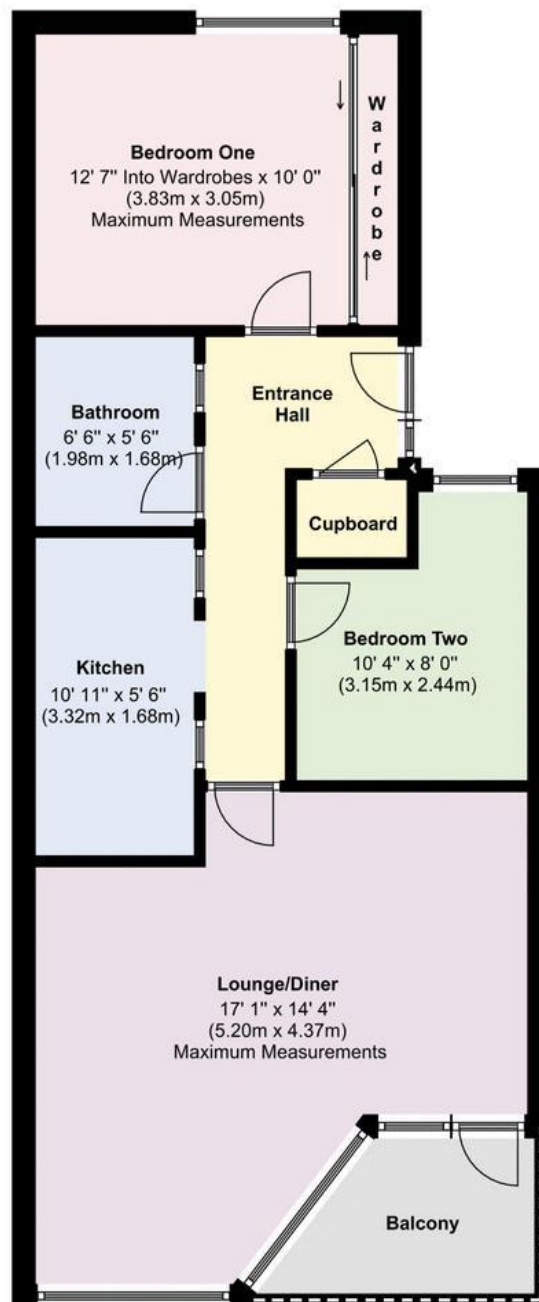
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Property Reference: P2628

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	64 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:-

Stairs to first floor and communal walkway with views towards Portsmouth Harbour leading to private front door for Flat 12.

Entrance Hall:-

Radiator and built-in storage cupboard. Doors to:

Lounge/Diner:-

17' 1" x 14' 4" (5.20m x 4.37m) Maximum Measurements

Windows to rear elevation, space for table and chairs, radiator, TV aerial point and part glazed door with matching side panel leading to balcony.



Kitchen:-

10' 11" x 5' 6" (3.32m x 1.68m)

UPVC double glazed high level windows to hallway, fitted base and eye level units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with gas hob above and extractor, space and plumbing for washing machine, recess for fridge/freezer and wooden flooring.



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Bedroom One:-

12' 7" Into Wardrobes x 10' 0" (3.83m x 3.05m) Maximum Measurements

UPVC double glazed window to front elevation with views towards Portsmouth Harbour, radiator and sliding doors to built-in wardrobes.



Bedroom Two:-

10' 4" x 8' 0" (3.15m x 2.44m)

UPVC double glazed window front elevation with views towards Portsmouth Harbour and radiator.



Bathroom:-

6' 6" x 5' 6" (1.98m x 1.68m)

UPVC double glazed high level windows to hallway, white suite comprising: panelled bath with mixer tap and handheld shower attachment, pedestal wash hand basin with mixer tap, close coupled WC, high level storage cupboards and part tiled walls.



View From Bedrooms:-



Agent's Note:-

Lease length 54 years
Service Charge: £1,320.00 p.annum (£110.00 p.month)
Ground Rent £75.00 p.annum
No Pets Allowed

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