

## £189,950

### POSTERN CLOSE, PORTCHESTER, PO16 9NB



- One Double Bedroom
- Security Entrance System
- Entrance Hallway
- Lounge/Diner
- Modern Fitted Kitchen
- Shower Room
- Double Glazed Windows
- Electric Heating
- Residents & Guest Parking
- Well Maintained Communal Gardens
- Enclosed Garden To Rear
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

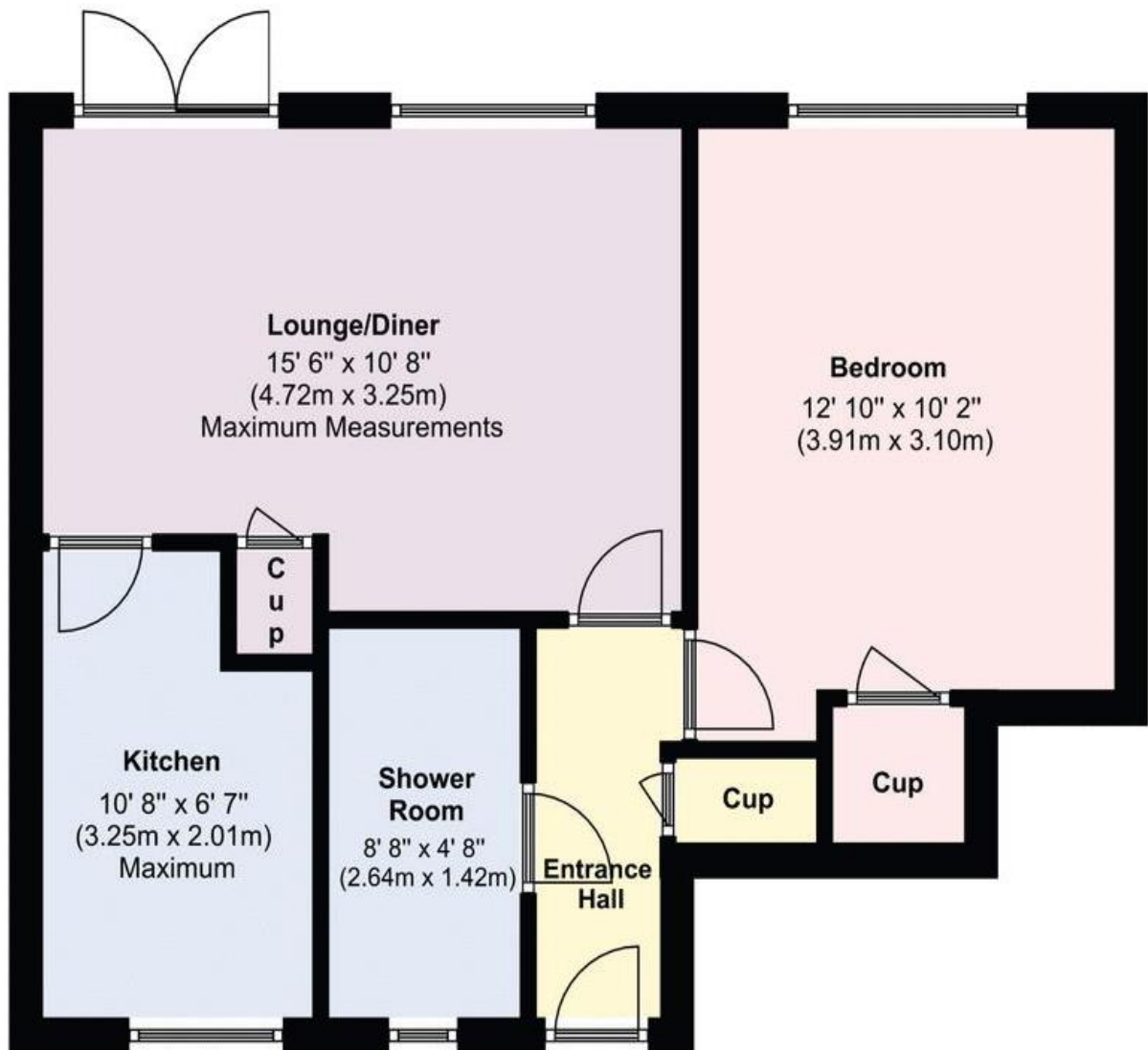
www.fenwicks-estates.co.uk

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2655

Council Tax Band: B

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



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## The Accommodation Comprises:-

UPVC part double glazed front door into:

### Entrance Hall:-

Electric heater, emergency call system, built-in storage cupboard and coving to textured ceiling. Doors to:

### Lounge/Diner:-

15' 6" x 10' 8" (4.72m x 3.25m) Maximum Measurements

UPVC double glazed window and double doors overlooking and accessing the enclosed rear garden, TV aerial point, phone point, Dimplex night storage heater, space for table and chairs, built-in airing cupboard and coving to textured ceiling. Door to :



### Kitchen:-

10' 8" x 6' 7" (3.25m x 2.01m) Maximum Measurements

UPVC double glazed window to front elevation overlooking the communal gardens, fitted range of modern base and eye level soft close storage units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, further storage display units with additional fold down worktop, space for cooker, space and plumbing for washing machine, recess for fridge/freezer, wall mounted electric heater and textured ceiling.



## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



### Shower Room:-

8' 8" x 4' 8" (2.64m x 1.42m)

Opaque UPVC double glazed window to front elevation, suite comprising: double shower cubicle with Triton electric shower, close coupled WC, wash hand basin inset vanity unit with mixer tap, part tiled walls, electric heater and textured ceiling.



### Double Bedroom:-

12' 10" x 10' 2" (3.91m x 3.10m)

UPVC double glazed window to rear elevation, Dimplex night storage heater, phone point, built-in wardrobe cupboard and textured ceiling.



### Outside:-

Postern Close is a sought after over 60's retirement development in central Portchester with well maintained communal gardens, residents and guest parking spaces and a manager based on-site.



### 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)

## Rear Garden:-

Being ground floor property benefits of an enclosed low maintenance rear garden with AstorTurf lawn, patio area, slate chippings to side and offering direct access to village centre.



## Agent's Note:-

This property is leasehold and the details are: Lease length 99 years from June 1st 1986 (61 years remaining) Maintenance charges £602.17 per quarter (£2,408.71 per annum) Ground rent £150.00 per annum

**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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

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

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

