

## £90,000

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



- One Double Bedroom
- Security Entry System
- Lounge/Diner
- Fitted Kitchen
- Shower Room
- Double Glazed Windows
- Electric Heating
- Residents Parking
- Well Maintained Communal Garden
- Close To Local Amenities
- No Onward Chain

#### 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)

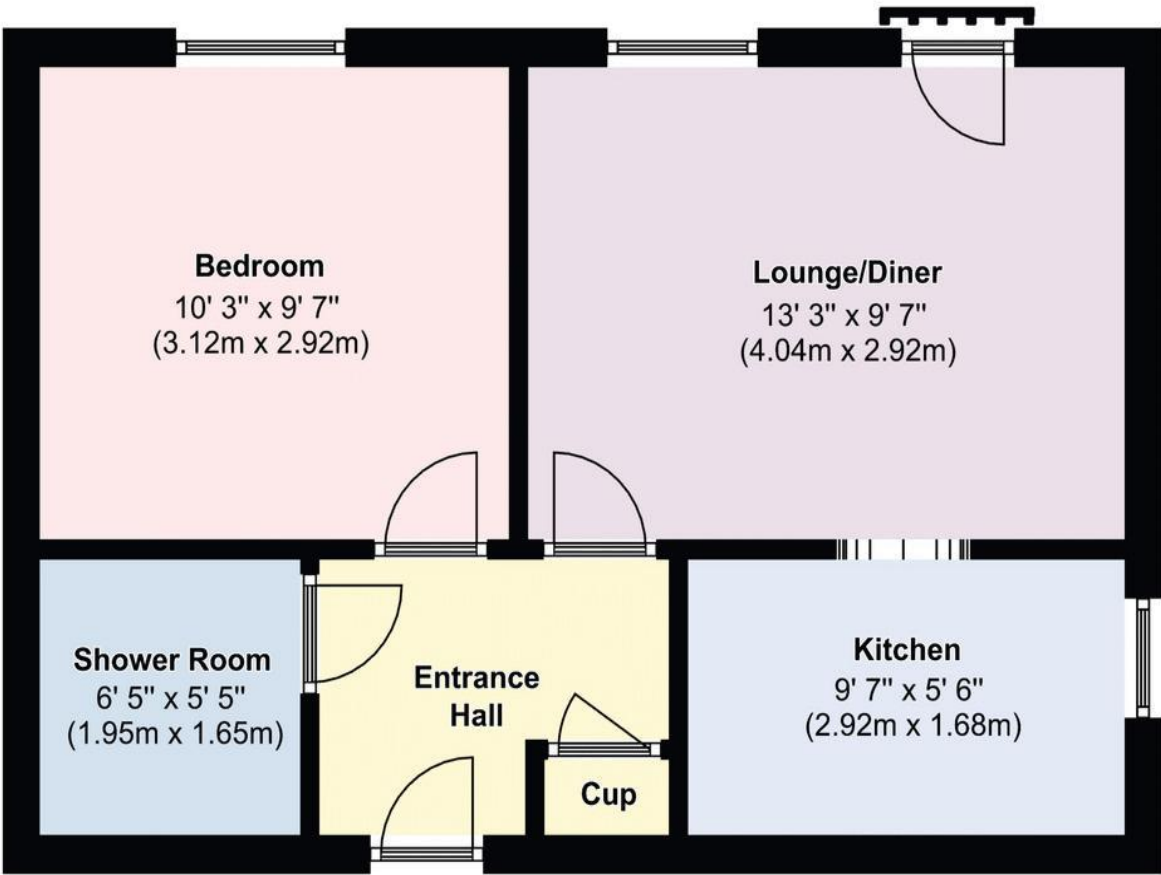
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2723

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 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 leading to well maintained communal hallways with stairs and lift to all floors. Front door to:

## Entrance Hall:-

Security entrance phone, night storage heater and built-in storage cupboard with electric water heater. Doors to:

## Lounge/Diner:-

13' 3" x 9' 7" (4.04m x 2.92m)

UPVC Double glazed window and door with Juliet balcony to rear elevation overlooking the communal garden, space for table and chairs, night storage heater and TV aerial point. Archway to:



## Kitchen:-

9' 7" x 5' 6" (2.92m x 1.68m)

UPVC double glazed window to side elevation, fitted range of matching soft close base and eye level units, roll top work surfaces, single bowl sink unit with mixer tap, part tiled walls, space for cooker, space and plumbing for washing machine and recess for tall fridge/freezer.



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## Bedroom:-

10' 3" x 9' 7" (3.12m x 2.92m)

UPVC double glazed window to rear elevation overlooking the communal garden, electric heater and phone point.



## Shower Room:-

6' 5" x 5' 5" (1.95m x 1.65m)

Suite comprising: shower cubicle with Triton electric shower, pedestal wash hand basin, close coupled WC, tiled walls, electric heater, extractor and wall mounted mirror fronted cabinet with pelmet spotlighting.



## Outside:-

Well maintained communal garden and residents parking.



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### Agent's Note:-

The property is leasehold, the maintenance is £2,940.75 per annum from April 2025 - March 2026, Ground Rent is £37.50 quarterly (£150,00 per annum) and Lease is 99 years from 22/2/1985 so there is approximately 59 years remaining.

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

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