

£205,000

POSTERN CLOSE, PORTCHESTER, PO16 9NB



- Two Bedrooms
- Security Entry System
- Lounge
- Fitted Kitchen/Diner
- Shower Room
- Double Glazed Windows
- Electric Heating
- Well Maintained Communal Gardens
- Allocated & Guest Parking
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

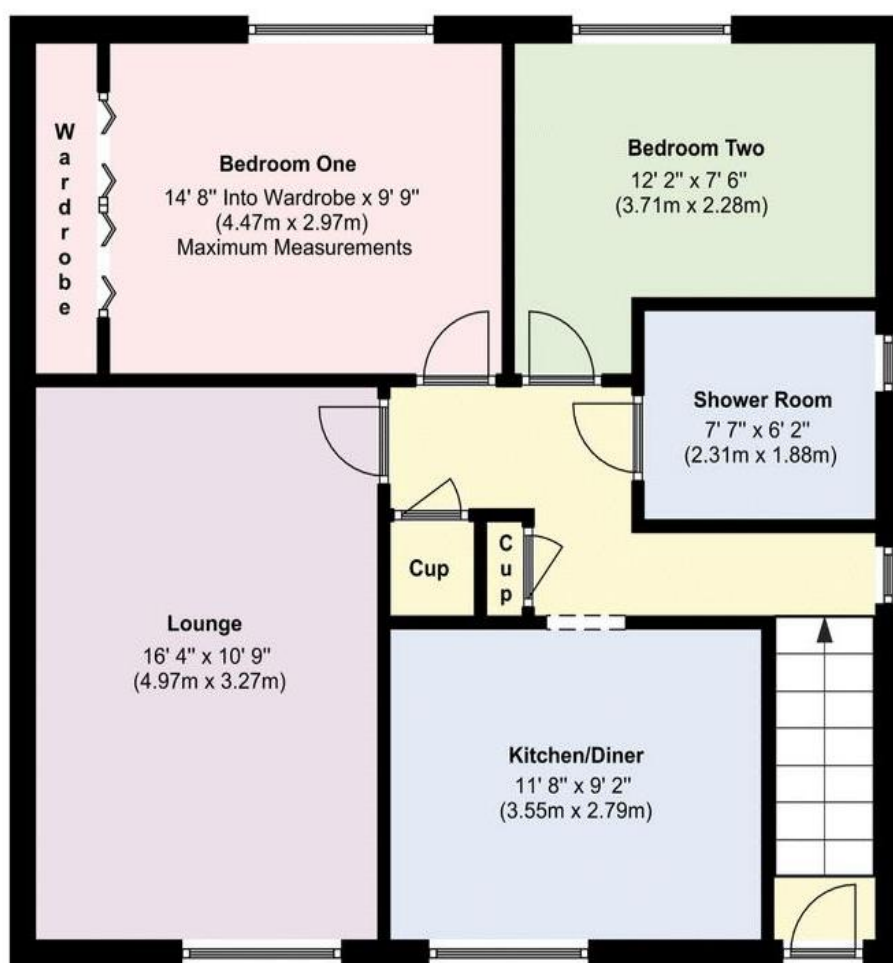
www.fenwicks-estates.co.uk

Property Reference: P2729

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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 Lobby:-

Stairs leading to first floor.

First Floor Landing:-

UPVC double glazed window to side elevation, Dimplex night storage heater, coving to textured ceiling and two built-in storage cupboard one of which houses the electric water heater. Walkway and doors to:

Lounge:-

16' 4" x 10' 9" (4.97m x 3.27m)

UPVC double glazed window to front elevation, TV aerial point, Dimplex night storage heater, feature fireplace and coving to flat ceiling.



Kitchen/Diner:-

11' 8" x 9' 2" (3.55m x 2.79m)

UPVC double glazed window to front elevation, fitted modern range of matching base and eye level storage units, roll top worksurface, one and half bowl sink unit with mixer tap and waterproof splash backs, built-in eye level oven and grill, hob with extractor canopy over, recess for fridge/freezer, space and plumbing for washing machine, space for table and chairs, Dimplex electric heater and flat 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

Bedroom One:-

14' 8" Into Wardrobe x 9' 9" (4.47m x 2.97m) Maximum Measurements

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



Bedroom Two:-

12' 2" x 7' 6" (3.71m x 2.28m)

UPVC double glazed window to rear elevation, Dimplex heater and textured ceiling.



Shower Room:-

7' 7" x 6' 2" (2.31m x 1.88m)

Opaque UPVC double glazed window to side elevation, suite comprising: shower cubicle with Triton electric shower, WC with concealed cistern, shelf above and wash hand basin to side with mixer tap and matching vanity storage below, part tiled walls, Dimplex heater, heated towel rail, extractor and textured ceiling.



Outside:-

The property is located in a sought after retirement development in central Portchester with well maintained communal gardens, washing lines together with allocated and guest parking.



Agent's Note:-

The property is leasehold, the lease was 99 years from 1st June 1986 so there are 60 years remaining. The maintenance charge from the 1st April will be £2,408.71 per annum and £100.00 per annum ground rent.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

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

