

SHARED OWNERSHIP £85,000

SOUTHFIELDS, PORTCHESTER, PO16 9FG



- Double Bedroom
- Entrance Hallway with Storage
- Fitted Kitchen/Lounge
- Modern Bathroom
- UPVC Double Glazed Windows
- Gas Central Heating
- Allocated Parking Space
- Guest Parking
- Communal Garden
- No Onward Chain

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

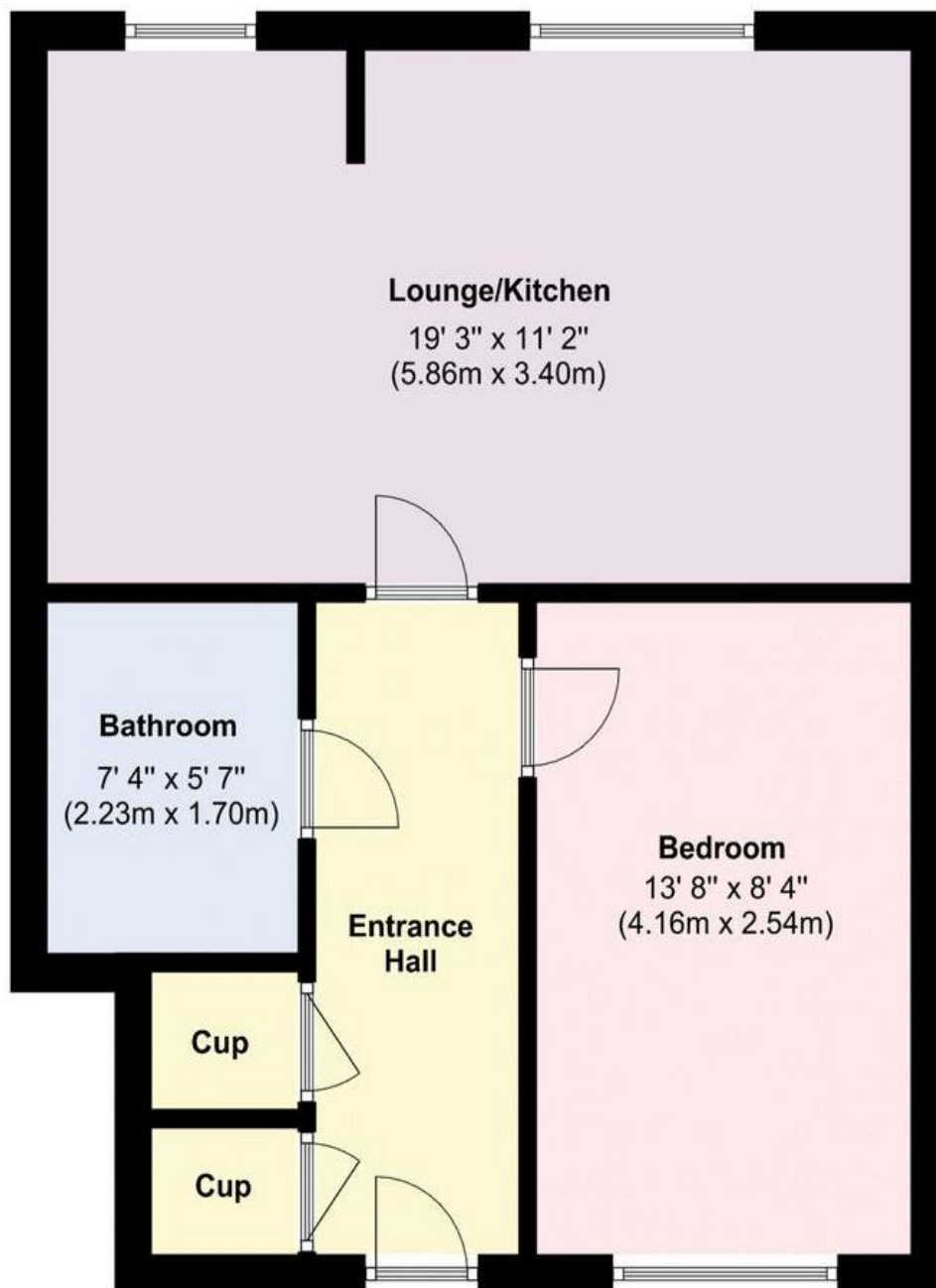
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2749

Council Tax Band: B

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



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The Accommodation Comprises:-

Own private part double glazed composite front door into:

Entrance Hall:-

Radiator, flat ceiling, smoke detector and two built-in storage cupboards. Doors to:

Lounge/Fitted Kitchen:-

19' 3" x 11' 2" (5.86m x 3.40m)



Kitchen Area:-

UPVC double glazed windows to rear elevation overlooking the communal garden, fitted range of modern base and eye level storage units, roll top work surfaces with matching upstands, one and a half bowl sink unit with mixer tap, built-in oven and hob with concealed extractor above, space and plumbing for washing machine and slimline dishwasher, recess for fridge/freezer, matching cupboard housing the gas central heating boiler, smoke detector and continuation of flat ceiling.



Bedroom:-

13' 8" x 8' 4" (4.16m x 2.54m)

UPVC double glazed window to front elevation, radiator and flat ceiling.

Lounge Area:-

UPVC double glazed window to rear elevation overlooking the communal garden, radiator, TV aerial point and flat ceiling

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Bathroom:-

7' 4" x 5' 7" (2.23m x 1.70m)

Modern white suite comprising: panelled bath with shower over, shower screen, pedestal wash hand basin, close coupled WC, part tiled walls, radiator, extractor and flat ceiling.



Outside:-

Open plan front lawn area, allocated parking space, visitor parking available and secure bike store. Wooden gate gives pedestrian access to:



Communal Garden:-

Enclosed and laid to lawn.



Agents Note:-

A 50% share of the apartment is available on a part buy/part rent scheme in conjunction with Sage Homes.

The property is leasehold with 125 years from and including 30th June 2020.

Summary of charges 1st April 2024 to 31st March 2025 per month:

Shared ownership rent - £249.89

Estimated Service Charge - £126.96 (a break down of the service charges is available on request)

A potential buyer will also need to organise and provide proof of their percentage of mortgage with an agreement in principle and undergo a rental assessment with Sage Homes prior to purchase.

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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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