

£210,000

POSTERN CLOSE, PORTCHESTER, PO16 9NB



- Two Double Bedrooms
- Entrance Hallway
- 16' Lounge/Diner
- Fitted Kitchen
- Shower Room
- UPVC Double Glazed Windows
- Modern Electric Heating
- Modern Hot Water System
- Well Maintained Communal Gardens
- Allocated & Guest parking
- No Chain Ahead

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	70 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2789

Council Tax Band: C

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



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The Accommodation Comprises:-

UPVC part double glazed front door with security entry system leading to:



Entrance Lobby:-

Stairs and chair lift to first floor:

Entrance Hall:-

UPVC double glazed window to front elevation, modern electric heater, built-in storage cupboard, additional airing cupboard housing the modern water heater and textured ceiling. Doors to:

Lounge/Diner:-

16' 4" x 10' 8" (4.97m x 3.25m)

UPVC double glazed window to the front elevation overlooking the communal gardens, TV aerial point, feature wooden fireplace, space for table and chairs, modern electric heater and coving to textured ceiling.



Kitchen:-

11' 8" x 9' 1" (3.55m x 2.77m)

UPVC double glazed window to front elevation overlooking communal gardens, fitted range of modern base, eye level and larder style storage units, roll top worksurfaces, one and a half bowl sink unit with mixer tap, part tiled walls, built-in eye level oven with retractable door, electric hob and concealed extractor, integrated fridge/freezer, space and plumbing for washing machine and slim line dishwasher, space for tumble dryer, electric heater and textured ceiling.



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Bedroom One:-

14' 8" x 10' 0" (4.47m x 3.05m)

UPVC double glazed window to the rear elevation overlooking communal gardens, modern electric heater and textured ceiling.



Bedroom Two:-

11' 2" x 10' 0" (3.40m x 3.05m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking communal gardens, modern electric heater and textured ceiling.



Shower Room:-

7' 9" x 6' 2" (2.36m x 1.88m)

Modern white suite comprising: double width shower cubicle, pedestal wash hand basin with mixer tap, close coupled WC, part tiled walls, modern electric heater, extractor and textured ceiling.



Outside:-

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



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Agents 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.

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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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