

OFFERS IN EXCESS OF £300,000

VICTORY HOUSE, LOCK APPROACH, PORT SOLENT, PO6 4UG



- Two Double Bedrooms
- Entrance Hall
- Lounge/Diner & Balcony With Marina Views
- Fitted Kitchen
- En Suite Shower Room
- Bathroom
- Double Glazing
- Electric Heating
- Well Maintained Communal Gardens
- Secure Undercover & Outside Allocated 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2838

Council Tax Band: F

Awaiting EPC

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



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The Building Comprises:-

Security entry system, lift and stairs leading to all floors, well maintained communal areas and door to the underground parking.

The Accommodation Comprises:-

Front door into:

Entrance Hall:-

Dimplex storage heater, built-in airing cupboard housing Megaflow boiler and shelving, wood effect laminate flooring and flat ceiling. Doors to:

Lounge/Diner:-

22' 11" x 12' 3" (6.98m x 3.73m) Maximum Measurements



Lounge:-

13' 6" x 12' 3" (4.11m x 3.73m)

UPVC double glazed sliding doors to front elevation leading to balcony with seating area and enjoying views towards Port Solent Marina and Portsdown hill, Dimplex storage heater, TV aerial point, security entry phone, continuation of wood effect laminate flooring and coving to flat ceiling.



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Dining Area:-

9' 8" x 8' 6" (2.94m x 2.59m)

Dimplex storage heater, space for table and chairs, continuation of wood effect laminate flooring and coving to flat ceiling. Walkway to:



Kitchen:-

9' 2" x 8' 5" (2.79m x 2.56m)

Fitted range of matching base, eye level, glass display and larder style storage units with underlighting to wall units, roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, part tiled walls, built-in eye level oven with combination microwave above, electric hob with extractor canopy, built-in fridge/freezer, integrated slimline dishwasher and washing machine, tiled flooring and flat ceiling with spotlighting inset.



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Bedroom One:-

11' 1" Plus Recess x 9' 8" (3.38m x 2.94m)

UPVC double glazed windows to front elevation with views overlooking the communal gardens, Port Solent Marina and Portsdown hill, Dimplex electric heater, built-in bedroom furniture (to remain) and coving to flat ceiling. Door to:



Bedroom Two:-

13' 0" Plus Recess x 9' 8" (3.96m x 2.94m)

UPVC double glazed window to front elevation with views overlooking the communal gardens, Port Solent Marina and Portsdown hill, Dimplex electric heater and coving to flat ceiling.



En Suite Shower Room:-

6' 5" x 3' 7" (1.95m x 1.09m) Maximum Measurements

White suite comprising: shower cubicle, wall mounted wash hand basin with mixer tap, close coupled WC, tiled walls with fitted mirror and lights above, shaver socket, ladder style electric heated towel rail, tiled flooring with under floor heating, extractor and flat ceiling with spotlighting inset.

Bathroom:-

6' 4" x 6' 2" (1.93m x 1.88m) Maximum Measurements

White suite comprising: panelled bath with mixer tap and separate shower unit over, wall mounted wash hand basin with mixer tap, close coupled WC, tiled walls, electric heated towel rail, tiled flooring with under floor heating, extractor, built-in storage cupboard and flat ceiling with spotlighting inset.

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Outside:-

The apartment benefits from well maintained communal grounds with mature hedging, bin store area, secure covered parking with remote control access, outside allocated parking and stunning views towards Portsmouth Harbour, Portchester Castle and the Marina.



Agent's Note:-

The property is leasehold and lease length was 138 years from new in 1999 leaving 133 years remaining, the maintenance is currently £3,200.00 per annum, the ground rent is £100.00 per annum and the service charges are reviewed annually in November.



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