

## 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](mailto:portchester@fenwicks-estates.co.uk)

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



## 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 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.



## 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)



## 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.



## 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)



## 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.

## Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



## 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 113 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.



## 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)

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](mailto:portchester@fenwicks-estates.co.uk)

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

