



£169,995
Flagship House
Portchester, PO16 9XR

PROPERTY SUMMARY

*** No Forward Chain *** Ideal opportunity for a first time buyer or investor to purchase this well presented modern top floor apartment within walking distance of Portchester Town Centre. The property benefits from a modern open plan living area, a double bedroom, a modern bathroom and gas central heating. Other added benefits include allocated parking with plenty of additional visitors parking, communal gardens and cycle store.





COMMUNAL ENTRANCE Secure telecom system, stairs to all floors.

HALLWAY

BEDROOM 13' 03" x 8' 06" (4.04m x 2.59m)

BATHROOM

KITCHEN/LIVING AREA 17' 10" x 14' 08" (5.44m x 4.47m)

LEASE INFORMATION The seller of the property has informed us of the following lease information

Managing Agent – E&J Estates

Lease Length – Approx. 108 years left.

Ground Rent - £125 every 6 months

Maintenance Charges - £765.85 every 6 months

Maintenance Charge Review Period – Every 6 months

OUTSIDE Allocated parking, further visitors parking, bin and cycle store.

AGENTS NOTE Please note that the photos being used for advertisement were taken prior to the current tenancy.





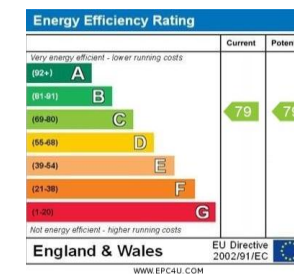
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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LOCAL AUTHORITY
 Fareham Borough Council

TENURE
 Leasehold

COUNCIL TAX BAND
 Band B

VIEWINGS
 By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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