



**Saxon House Stubbington Avenue, Portsmouth PO2 0BF**



**welcome to**

**Saxon House Stubbington Avenue, Portsmouth**

We are excited to present this recently built penthouse in the Saxon House development. The property offers secure entry system, two allocated off road parking spaces, spacious kitchen/living room, two double bedrooms and modern fitted bathroom. Give our branch a call today to arrange a viewing!





### Entrance Hall

### Lounge/Kitchen

21' 7" x 13' 9" ( 6.58m x 4.19m )

### Bedroom 1

15' 6" x 9' 7" ( 4.72m x 2.92m )

### Bedroom 2

13' 9" x 8' 9" ( 4.19m x 2.67m )

### Bathroom

### Allocated Parking Space

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**welcome to**

## **Saxon House Stubbington Avenue, Portsmouth**

- Beautifully presented throughout!
- Two allocated parking spaces - a rare and valuable convenience
- Modern penthouse - built just 2 years ago to a high specification
- Great central location close to public transport and motor way links
- Open plan living

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: B Service Charge: 1200.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2023.



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/POR111401](https://fox-and-sons.co.uk/Property/POR111401)



Property Ref:  
POR111401 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
**fox & sons**



**023 9267 1110**



[Portsmouth@fox-and-sons.co.uk](mailto:Portsmouth@fox-and-sons.co.uk)



126 London Road, PORTSMOUTH, Hampshire,  
PO2 9DE



**[fox-and-sons.co.uk](https://fox-and-sons.co.uk)**