



£220,000
5 Henderson Park
Southsea, PO4 9JQ

MODERN PARK HOME WITH NO FORWARD CHAIN! Situated in the highly desirable Henderson Park along Henderson Road, this impressive park home was built to a high specification by 'Boutique Homes' in 2016. The light and airy accommodation, which is well-presented, briefly comprises; two bedrooms, lovely walk-in shower room with underfloor heating and open plan living space with fitted kitchen and spacious living room. Externally, you will find a wrap-around garden with concrete shed and off road parking for one vehicle. We feel that this would make an ideal home for someone looking for property in a quiet location and close to the seafront. For further details, please call the Southsea office at your earliest convenience.





ENTRANCE Metal stairs to double glazed door leading into:

LOUNGE/DINER 17' 7" x 18' 9" (5.38m x 5.73m) Double glazed window to front elevation, skylight window, double glazed door to garden.

KITCHEN Fitted kitchen comprising a range of wall and base level units incorporating stone work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, double glazed window to side elevation.

HALLWAY Doors to all rooms, vinyl flooring.

SHOWER ROOM 6' 7" x 6' 7" (2.01m x 2.02m) Walk-in shower with thermostatic mixer and rainfall shower head, low level WC, bowl sink with mixer tap, tiled to principal areas, tiled flooring with under floor heating, obscure double glazed window to side elevation.

BEDROOM TWO 7' 4" x 9' 7" (2.26m x 2.94m) Double glazed window to rear elevation, double glazed doors to garden, built-in wardrobes, laminate flooring.

BEDROOM ONE 10' 7" x 8' 11" (3.25m x 2.72m) Dual aspect double glazed windows with bespoke shutters, laminate flooring.

GARDEN Wrap around garden, shed with space and plumbing for washing machine, shed.

PARKING One allocated parking space.

Lease Information:

Management Company- Portsmouth City Council.

Park Charges- £2,292 per annum includes Water and Sewage.



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

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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