



£172,500
33 Weyhill Close
Portchester, PO16 8EL

PROPERTY SUMMARY

One bedroom purpose built ground floor garden flat offering views from the lounge towards Portsmouth Harbour. Offered in good decorative order throughout with double bedroom, spacious lounge, modern kitchen front and rear porch and own garden with side pedestrian/cycle access. The property also benefits from allocated parking. The lease has been extended, has no onward chain and viewing is highly advised.





PORCH

LOUNGE 17' 4" x 12' 2" (5.28m x 3.71m) Narrows @ 11'3 to 5'4 See floorplan

KITCHEN 13' 2" x 5' 5" (4.01m x 1.65m)

REAR PORCH 6' 4" x 5' 4" (1.93m x 1.63m)

BEDROOM 11' 9" x 9' 4" (3.58m x 2.84m)

BATHROOM 6' 2" x 6' 0" (1.88m x 1.83m)

REAR GARDEN

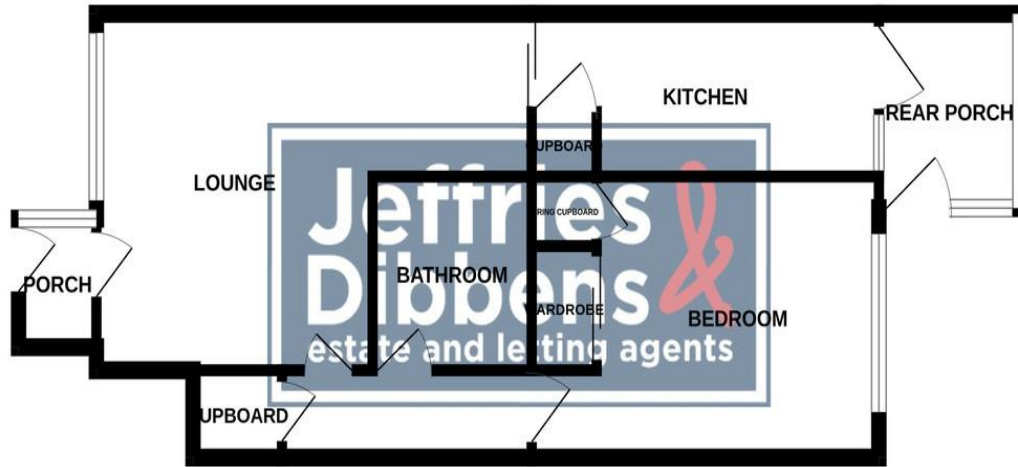
ALLOCATED PARKING

LEASEHOLD INFORMATION We have been advised by the Owner that there is 150 year lease starting from 1st January 2015 leaving a balance of 140 years.

There are currently no ground rent or service charges applicable.



GROUND FLOOR
472 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 472 sq.ft. (43.8 sq.m.) approx.

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
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	60
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC
<small>WWW.EPC4U.COM</small>		

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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