



GUIDE PRICE
£170,000-£176,000
11 Patterdale House
Paulsgrove, PO6 4HX

PROPERTY SUMMARY

We are pleased to present to the market this second floor two bedroom apartment located in Patterdale House. The property has been updated by the current owner including the installation of a brand new kitchen with integrated appliances, double balcony doors & internal door, spotlights, fitted blinds and new window sills. Offered in good decorative order with gas central heating, double glazing and close to local amenities and excellent transport links. The property boasts two double bedrooms, a bathroom, a spacious sitting room with fitted media wall, as well as double doors leading to the southerly facing balcony and a stunning kitchen/dining room. To arrange a viewing please contact our Portchester Office.





ENTRANCE HALL

BEDROOM 1 12' 03" x 11' 00" (3.73m x 3.35m)

BEDROOM 2 11' 09" x 9' 11" (3.58m x 3.02m)

BATHROOM

SITTING ROOM 13' 11" x 12' 03" (4.24m x 3.73m)

BALCONY

KITCHEN/DINER 13' 08" x 8' 05" (4.17m x 2.57m)

SHED

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

Managing Agent - Portsmouth City Council

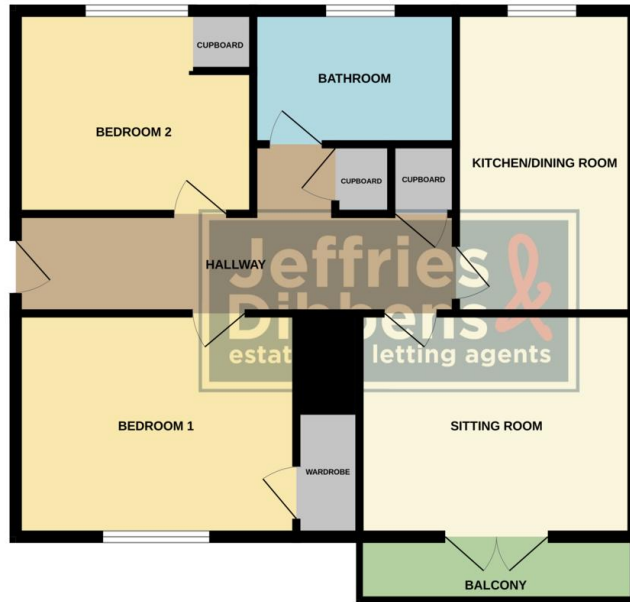
Lease Length - 89 years approx

Ground Rent - £9.96 pcm

Maintenance Charges - £204 pcm

Maintenance Charge Review Period - Yearly.





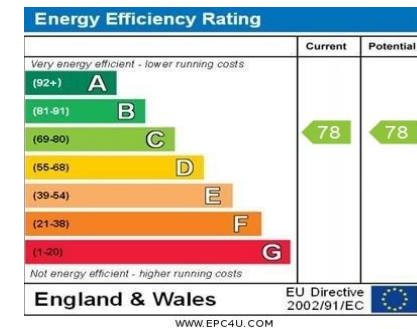
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagix 02/04

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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