



£230,000
2a Postern Close
Portchester, PO16 9NB

PROPERTY SUMMARY

Two bedroom first floor retirement flat (age restriction over 60 years) situated within the popular location of Postern Close, Portchester. A short distance from Portchester Village and local public transport links the accommodation on offer comprises a spacious lounge/dining room, a fitted kitchen, a recently refitted shower room and two double bedrooms. Additional benefits include recently replaced "Fischer Elektro Store" remote electric heating, communal gardens, residents parking and an on-site manager.





HALL Stairs to stair lift and landing.

LANDING Loft hatch, Fischer Elektro store heater, airing cupboard, further storage cupboard, doors to:

KITCHEN 11' 10" x 9' 3" (3.61m x 2.82m) Front aspect double glazed window, wall and base units, integrated single oven with hob and hood, sink and drainer unit, space for fridge/freezer, washing machine and tumble dryer, tiled surrounds, pull cord.

LOUNGE/DINING ROOM 15' 6" x 13' 9" (4.72m x 4.19m) Dual aspect double glazed corner box bay window, feature fire surround with electric fire, Fischer Elektro store heater, pull cord.

BEDROOM 12' 6" x 10' 9" (3.81m x 3.28m) Front aspect double glazed window, range of some newly fitted bedroom furniture with wardrobes and drawer units, Fischer Elektro store heater, pull cord.

BEDROOM 10' 3" x 7' 1" (3.12m x 2.16m) Rear aspect double glazed window, pull cord.

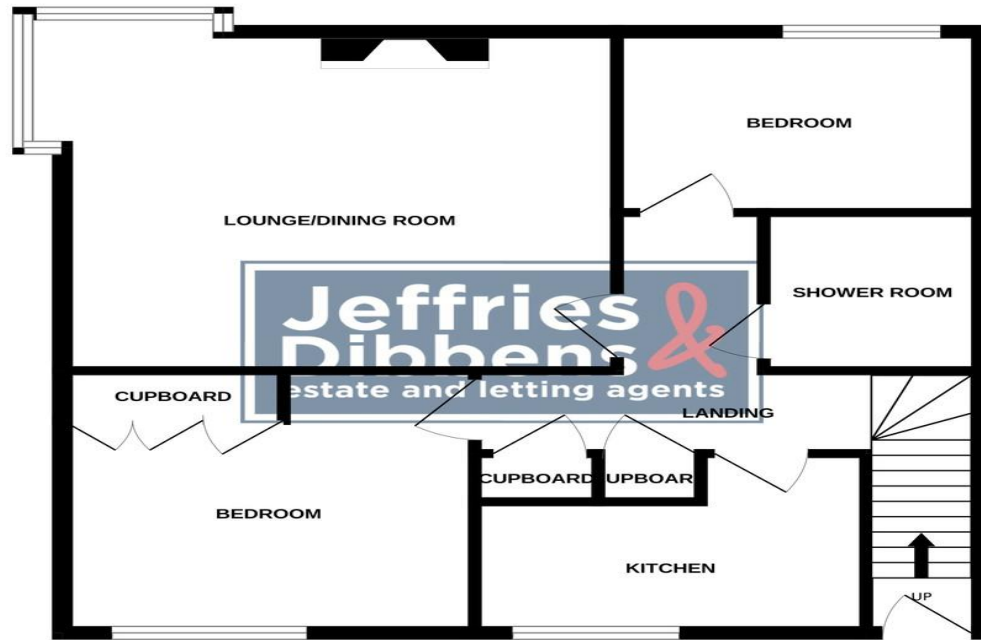
SHOWER ROOM Refitted enclosed shower cubicle with mains shower, combination vanity unit comprising hand basin, storage and close coupled WC, further storage unit, towel rail radiator, tiled walls, tiled floor, pull cord.

OUTSIDE Communal gardens, residents and visitors parking.

LEASEHOLD INFORMATION We are advised that the remaining term of lease is 60 years. The ground rent is £100 per annum and the service charge for the year 24/25 is £2408.



1ST FLOOR



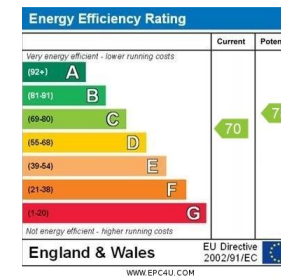
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

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



OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk