



1 Pater Court Portland Way, Knowle - PO17 5GN

In Excess of £210,000

WHITE & GUARD

1 Pater Court Portland Way

Knowle, Fareham

INTRODUCTION

This two bedroom ground floor apartment was the original "Show Flat" when first constructed in 2014. Presented in exceptional cosmetic order the property showcases two well property double bedrooms, serviced by a well-appointed bathroom suite. The principal living space provides a spacious dual aspect lounge which extends to a modern fitted kitchen dining area. Additional benefits include an expansive hallway, allocated parking and communal grounds.

LOCATION

Knowle Village has a wonderful community feel and is situated between the village of Wickham and Fareham. It has a broad range of shops and amenities and is just north of Fareham town centre itself, which has a shopping centre, leisure complex, library and mainline railway station. There is also nearby access to the M27, and all motorway access routes are also within easy reach, including access to the A3 to London.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- LEASEHOLD
- TWO BEDROOM GROUND FLOOR APARTMENT
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- COMMUNAL GROUNDS



WHITE & GUARD

WH



INSIDE

A security intercom system provides access to the communal entrance hall and the door to Flat 1, can be found on the ground floor to your left hand side. The front door to the apartment opens into a large hallway that provides access to main rooms and has a large double fitted storage cupboard. The main living space is formed by a large L shaped room which provides a dedicated living area that extends into the dining area and in turn a modern fitted kitchen. The kitchen itself comprises a range of matching “cappuccino” wall and base units with fitted quartz work surfaces over, which incorporate an inset sink and drainer and induction hob with electric oven under. While there is space for an American style fridge freezer and space and plumbing for a dishwasher. The main bedroom is a good size double room, which benefits from a range of fitted wardrobes and fitted units which form a vanity / make up area. Bedroom two, also a double room has fitted wardrobes and space for freestanding bedroom furniture. Servicing both bedrooms is a well-maintained bathroom suite, providing a panel enclosed bath with shower attachment over and fitted glass shower screen, vanity wash hand basin, WC and matt heated towel rail.

OUTSIDE

The apartment block allows for exclusive access to communal bin and bike store and communal grounds.

Lease Info: There are approximately 110 years remaining on the lease and we have been advised by our client the combined Ground rent and Service Charge totals a monthly cost of £168.26.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

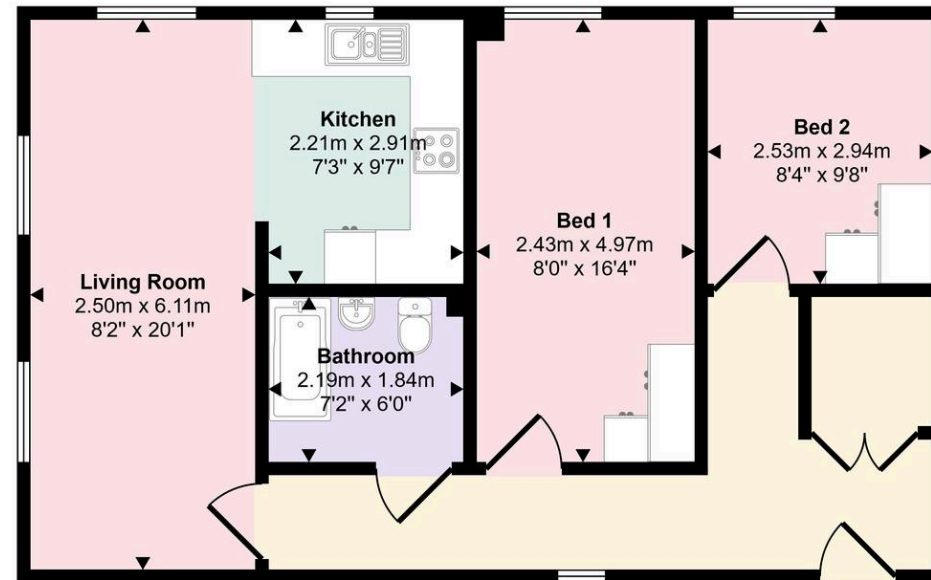
BROADBAND Superfast Broadband 32-49 Mbps download speed 6 - 8 Mbps upload speed. This is based on information provided by Openreach.

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Approx Gross Internal Area
62 sq m / 665 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

T: 01489 893946

Brook House, Brook Street, Bishops Waltham,
Southampton, Hampshire, SO32 1AX

E: bishopswaltham@whiteandguard.com

W: whiteandguard.com