

£156,500

FLAGSHIP HOUSE, PORTCHESTER, PO16 9XR



- Double Bedroom With Fitted Wardrobes
- Security Entry System
- Entrance Hallway
- Open Plan Lounge/Diner
- Fitted Kitchen With Built In Appliances
- Modern Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Well Maintained Communal Gardens
- Allocated/Guest Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: tiffany.porchester@fenwicks-estates.co.uk

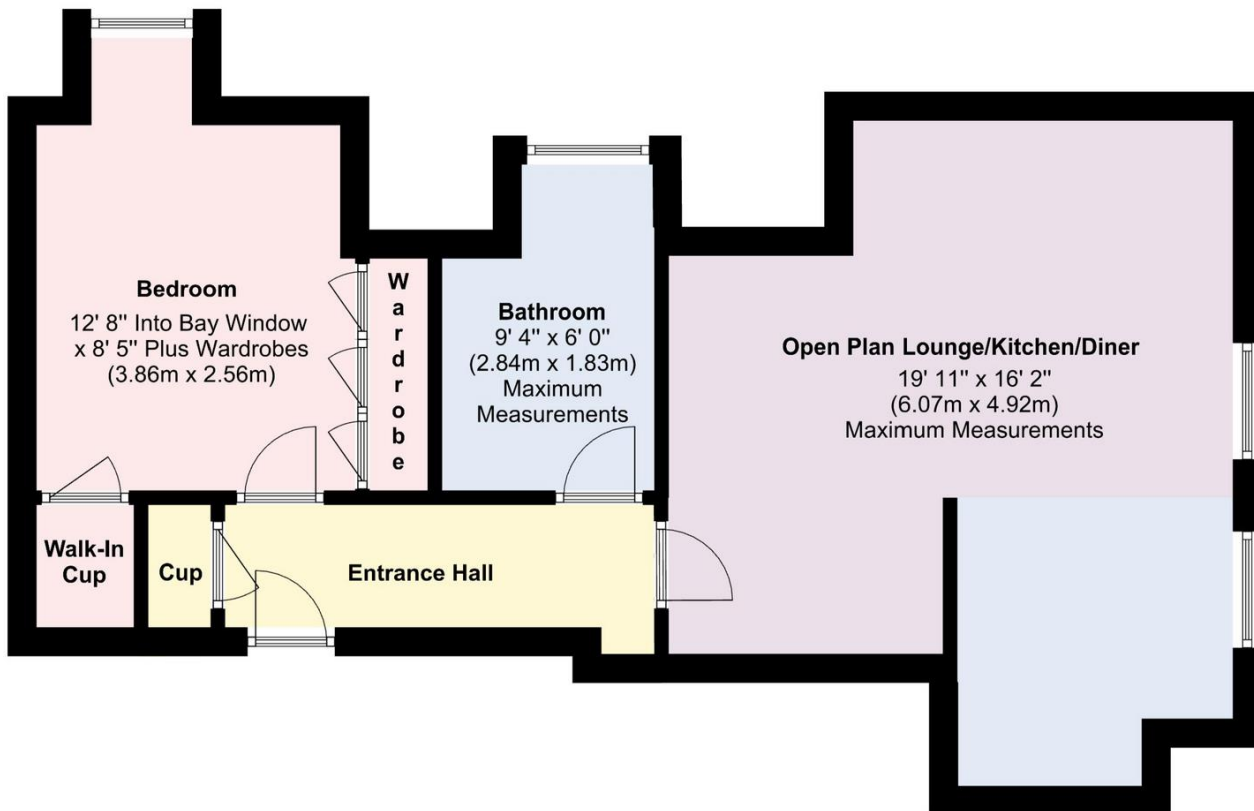
www.fenwicks-estates.co.uk

Property Reference: P2868

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plans (For illustrative purposes and not drawn exactly to scale)



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The Building Comprises:-

Security entry system with communal hallway and stairs to all floors.

The Accommodation Comprises:-

Front door leading to:

Entrance Hall:-

Security entry system, radiator, storage cupboard housing Glow Worm gas central heating boiler and flat ceiling with smoke detector.



Open Plan Lounge/Kitchen/Diner:-

19' 11" x 16' 2" (6.07m x 4.92m) Maximum Measurements



Lounge/Diner:-

UPVC double glazed window to side elevation, space for table and chairs, two radiators, flat/sloping ceiling, leading to:



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Kitchen Area:-

An additional UPVC double glazed window to side elevation, the kitchen is fitted with a modern range of base and eye level units with underlighting to wall units, roll top work surfaces with matching upstands, one a half bowl stainless steel sink unit with mixer tap, built-in fridge, integrated slimline dishwasher and washing machine, built-in oven with hob above, extractor canopy with splashback and flat/sloping ceiling with smoke detector.



Bathroom:-

9' 4" x 6' 0" (2.84m x 1.83m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap, shower attachment and screen, close coupled WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls and flat ceiling with extractor.

Bedroom:-

12' 8" Into Bay Window x 8' 5" Plus Wardrobes (3.86m x 2.56m)

UPVC double glazed window to front elevation, radiator, built-in wardrobes, walk-in storage cupboard and flat/sloping ceiling.



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Outside:-

Outside of the apartment you will find well maintained communal gardens, allocated residents and guest parking, secure bike and bin stores.



Agent's Note:-

Tenure leasehold with a 125 year lease from the 1st January 2007.

The current maintenance charge is £1575.24 per annum and the ground rent is £125.00 per annum.

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

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