

OFFERS IN EXCESS OF £165,000

POSTERN CLOSE, PORTCHESTER, PO16 9NB



- Double Bedroom With Built In Wardrobes
- Security Entry System
- Lounge With Juliette Balcony
- Fitted Kitchen With Built In Appliances
- Modern Shower Room
- Double Glazed Windows
- Electric Heating
- Well Maintained Communal Gardens
- Residents & Guest Parking
- Central Location

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: georgia.byng@fenwicks-estates.co.uk

www.fenwicks-estates.co.uk

Property Reference: P2948

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 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)



The Accommodation Comprises:-

Part double glazed front door with security entry system to:

Entrance Lobby:-

Lobby area, Stairs leading to:

First Floor Landing:-

Opaque UPVC double glazed window to the front elevation, built-in airing cupboard housing high pressure sealed water system, Dimplex heater, textured ceiling, entry phone, Replacement doors to:

Lounge:-

14' 1" Plus Bay x 9' 9" (4.29m x 2.97m)

UPVC double glazed windows and double glazed Juliette balcony to the rear elevation, Dimplex heater, TV aerial point, feature electric fireplace and coving to textured ceiling.



Kitchen:-

11' 8" x 9' 2" (3.55m x 2.79m) Maximum Measurements

UPVC double glazed window to the front elevation, the kitchen is fitted with a modern range of base and eye level soft close storage units, underlighting to the eye level units, roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built in oven and hob with extractor canopy over, space and plumbing for washing machine, built-in under counter fridge and separate freezer, flat ceiling with spot lights inset.



Double Bedroom:-

14' 0" x 9' 3" (4.26m x 2.82m) Maximum Measurements

UPVC double glazed window to the rear elevation, Dimplex heater, built-in wardrobes and textured ceiling.

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Shower Room:-

8' 6" x 6' 8" (2.59m x 2.03m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, modern white suite comprising double shower cubicle with water proof panelling to the walls, WC with concealed cistern and shelf above, integrated wash hand basin with mixer tap, vanity storage below and tiled splashback, chrome heated towel rail, textured ceiling with spot lights inset and extractor.



Outside:-

The property is located in a sought after retirement development in central Portchester with well maintained communal gardens, shared washing lines together with allocated and guest parking.



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Agents Note:-

The property is leasehold with a 99 year lease from 1st June 1986 so there are approximately 60 years remaining. The maintenance charge from the 1st April will be £2,687.25 per annum and £100.00 per annum ground rent.

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