

£159,995

FLAGSHIP HOUSE, PORTCHESTER, FAREHAM, PO16 9XR



- One Double Bedroom With Fitted Wardrobes
- Security Entry System
- Entrance Hallway
- Lounge/Dining Room
- Fitted Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heating
- Well Maintained Communal Gardens
- Allocated & Guest Parking Area

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: jane.benfield@fenwicks-estates.co.uk

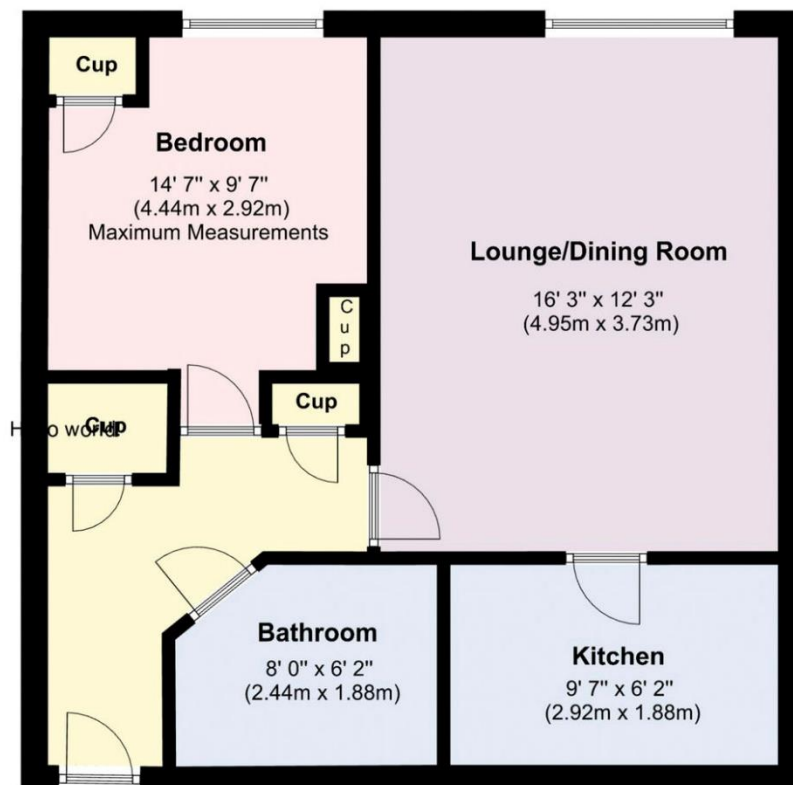
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Property Reference: P2961

Council Tax Band: B

Awaiting EPC

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



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The Accommodation Comprises:-

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

Entrance Hallway:-

Built in storage cupboards, radiator, entry phone, flat ceiling and doors to:



Lounge/Dining Room:-

16' 3" x 12' 3" (4.95m x 3.73m)

UPVC double glazed window to the front elevation, two radiators, TV aerial point, space for a table and chairs if required, flat ceiling and door to:



Kitchen:-

9' 7" x 6' 2" (2.92m x 1.88m)

The kitchen is fitted with a matching range of base and eye level storage units, roll top work surfaces with upstands, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, underlighting to the wall units, built in oven and hob with extractor canopy, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring and flat ceiling.



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Double Bedroom:-

14' 7" x 9' 7" (4.44m x 2.92m Maximum Measurements)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, an additional storage cupboard housing the gas central heating boiler, wall mounted storage and flat ceiling.



Bathroom:-

8' 0" x 6' 2" (2.44m x 1.88m)

White suite comprising panelled bath with mixer tap, shower attachment and screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, strip light shaver socket and flat ceiling with extractor.



Outside:-

Outside of the apartment you will find well maintained communal gardens, an allocated parking space for flat 5 and guest parking, secure bike and bin stores.



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Agents Note:-

the property is leasehold with a 125 year lease from the 1st January 2007. The current maintenance charge for 2026/2027 is £1659.689 per annum and the ground rent is £250.00 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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