

## £182,500

### BERDONNA COURT, FARLINGTON, PO6 1AZ



- Double Bedroom
- Security Entrance
- Lounge With South Facing Balcony
- Fitted Kitchen
- Shower Room
- Separate WC
- Double Glazed Windows
- Electric Heating
- Residents Parking
- Communal Gardens

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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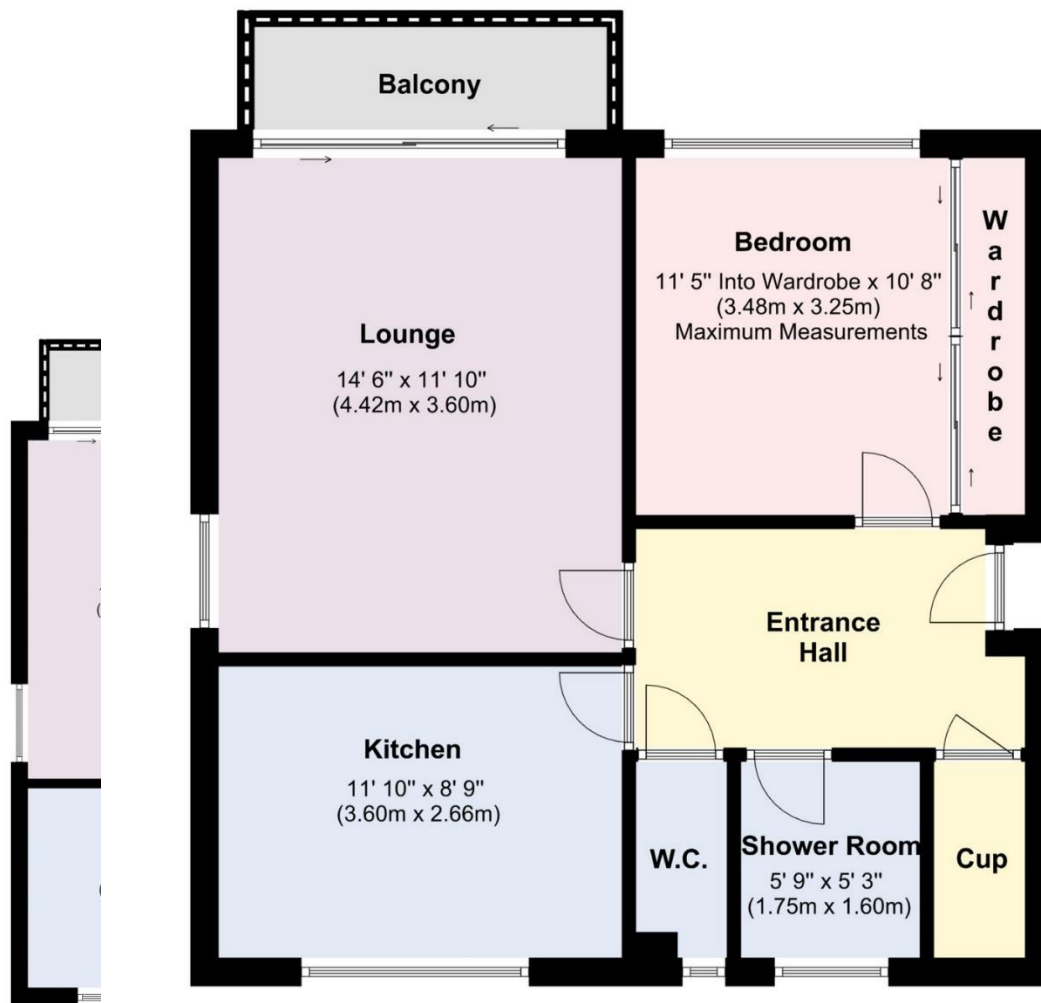
[www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

Property Reference: P2915

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 entrance with well maintained communal hallway and UPVC part double glazed front door into:

## Entrance Hall:-

Night storage heater, deep storage cupboard housing the meters with power connected. Doors to:



## Lounge:-

14' 6" x 11' 10" (4.42m x 3.60m)

A dual aspect room with UPVC double glazed window to side elevation, night storage heater, TV aerial point, flat ceiling and sliding patio door to rear elevation accessing the south facing balcony and enjoying views of the communal gardens.



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### **Kitchen/Diner:-**

11' 10" x 8' 9" (3.60m x 2.66m)

UPVC double glazed window to front elevation, the kitchen is fitted with a matching range of base and eye level soft close storage units, roll top worksurfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in oven with hob above, glass splashback and extractor canopy over, space and plumbing for washing machine, space for table and chairs if required, recess for tall a fridge/freezer and textured ceiling.



### **Bedroom:-**

11' 5" Into Wardrobe x 10' 8" (3.48m x 3.25m) Maximum Measurements

UPVC double glazed window to rear elevation, night storage heater, built-in bedroom furniture, mirror fronted wardrobe unit and textured ceiling.



### **Shower Room:-**

5' 9" x 5' 3" (1.75m x 1.60m)

Opaque UPVC double glazed window to front elevation, shower cubicle with Triton electric shower, pedestal wash hand basin with mixer tap, tiled walls, chrome heated towel rail and textured ceiling.

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### Separate WC:-

5' 9" To Window x 2' 8" (1.75m x 0.81m) Maximum Measurements

Opaque UPVC double glazed window to the front elevation, WC with concealed cistern, part tiled walls and textured ceiling.



### Outside:-

Outside of the property there is residents parking available and well maintained communal gardens.



### Agent's Note:-

Our client has informed us:  
The ground rent is £75.00 per annum.  
Maintenance is £250.00 paid every 6 months (£500.00 per annum).  
The lease length is 160 years from 10/2/2006.

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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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