

£162,995

Postern Close, Portchester, PO16 9NB



- Double Bedroom With Built In Wardrobes
- Entrance Hallway / Emergency Call System
- Lounge Overlooking & Accessing A Rear Garden
- Fitted Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Electric Heating
- Residents & Guest Parking
- Well Maintained Communal Gardens & Additional Rear Garden
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

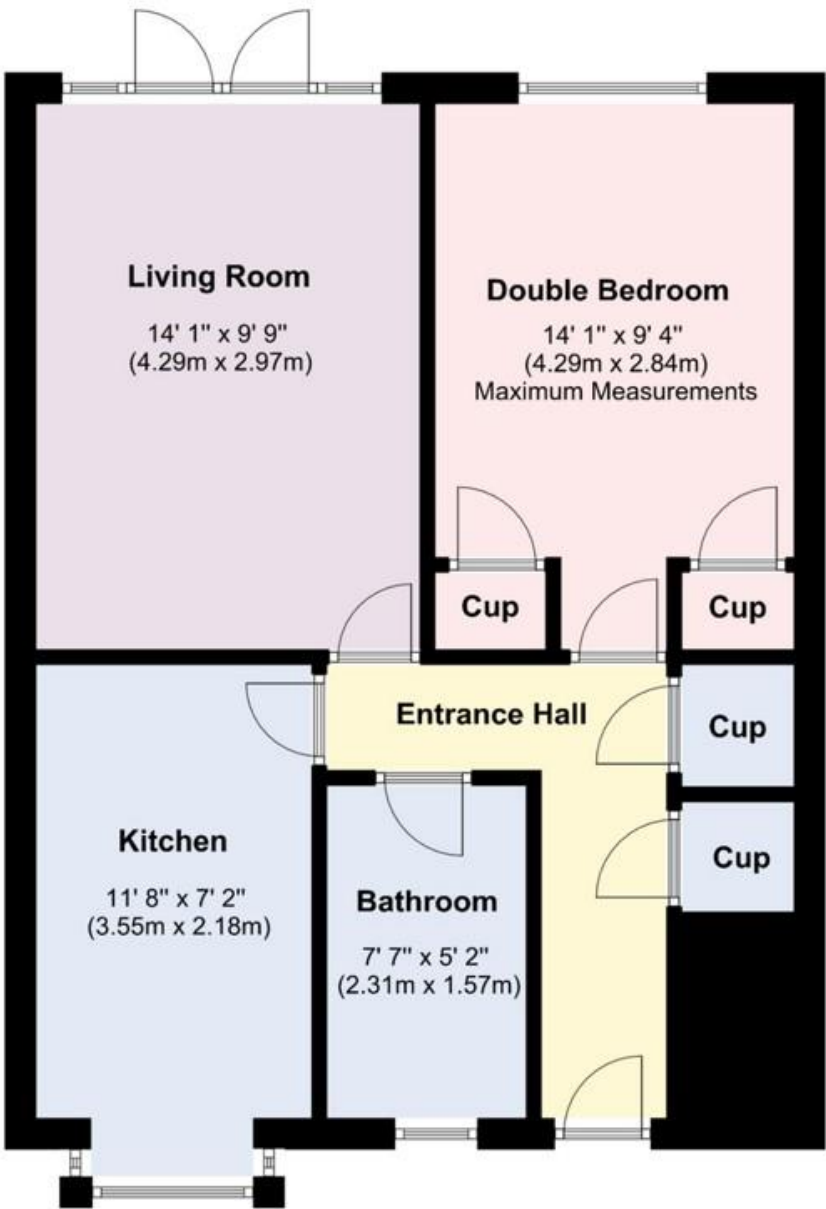
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference: P2950

Council Tax Band: B

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



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The Accommodation Comprises:-

Covered entrance and UPVC part double glazed door to:

Entrance Hallway:-

Dimplex heater, wood effect laminate flooring, built-in under stairs storage cupboard and additional airing cupboard, textured ceiling. Doors to:

Lounge:-

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

UPVC double glazed windows and double doors overlooking and accessing the rear garden, TV aerial point, Dimplex heater, feature fireplace and coving to textured ceiling.



Kitchen:-

11' 8" x 7' 2" (3.55m x 2.18m)

UPVC double glazed box bay window to the front elevation overlooking the communal garden, the kitchen is fitted with a range of

base and eye level storage units with roll top worksurfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, space for appliances, plumbing for washing machine, Dimplex heater, space for a small table and chairs if required and textured ceiling.



Double Bedroom:-

14' 1" x 9' 4" (4.29m x 2.84m) Maximum Measurements

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



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Bathroom:-

7' 7" x 5' 2" (2.31m x 1.57m)

Opaque UPVC double glazed window to the front elevation, white suite comprising panelled bath with electric shower over, pedestal wash hand basin, close coupled WC, Dimplex heater, part tiled walls and textured ceiling.



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.



Rear Garden:-

Being ground floor the property benefits from a low maintenance rear garden with AstroTurf lawn, patio area and shrub borders that is accessed directly from the lounge.



Agents Note:-

We have been advised 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 is approximately £2,687.25 per annum and £100.00 per annum ground rent.

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