

£175,000

WHITE HART LANE, PORTCHESTER, PO16 9AU



- One Double Bedroom
- Entrance Hallway
- Lounge
- Modern Kitchen
- Modern Bathroom
- Storage Cupboard In Communal Hallway
- Private Rear Garden
- Two Allocated Parking Spaces
- First Floor Apartment
- Long Lease

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

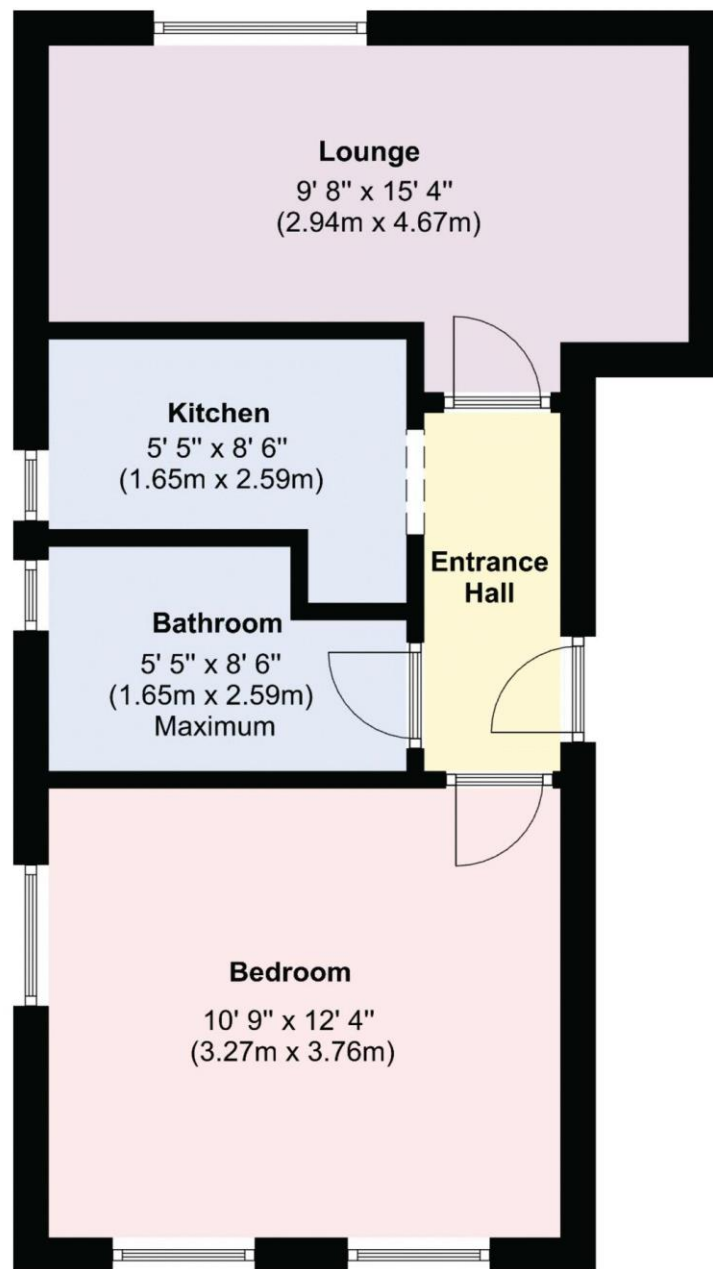
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Property Reference: P2736

Council Tax Band: A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D		
39-54	E	54 E	
21-38	F		
1-20	G		

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



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The Accommodation Comprises:-

Composite double glazed front door leads to communal stairwell, private storage cupboard and stairs to first floor. Wooden front door into:

Entrance Hall:-

Wood effect laminate flooring, textured ceiling and access to loft. Door to:

Lounge:-

9' 8" x 15' 4" (2.94m x 4.67m) Maximum Measurements

Double glazed window to rear elevation, wall mounted electric heater and textured ceiling.



Kitchen:-

5' 5" x 8' 6" (1.65m x 2.59m)

Double glazed window to side elevation, modern range of fitted matching base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, built-in electric oven with hob above and concealed extractor over, space for fridge/freezer, space and plumbing for washing machine, matching cupboard housing gas fed water heater, wood effect laminate flooring and textured ceiling.



Bedroom:-

10' 9" x 12' 4" (3.27m x 3.76m)

Dual aspect room with double glazed windows to front elevation and side elevations with fitted vertical blinds and textured ceiling.

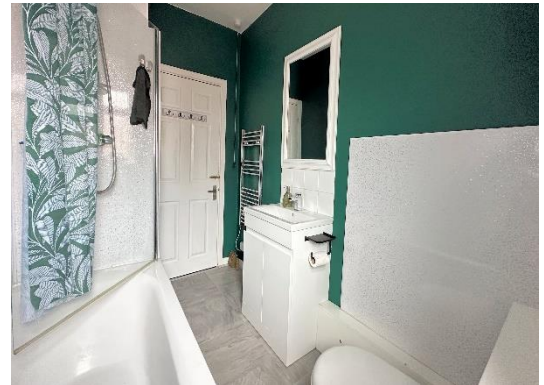


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Outside:-

Two allocated parking spaces. Wooden gate give access to:



Bathroom:-

5' 5" x 8' 6" (1.65m x 2.59m) Maximum Measurements

Opaque double glazed window to side elevation, white suite comprising: panelled bath with mixer tap and shower unit over, shower screen, close coupled WC, wash hand basin inset vanity unit with mixer tap and tiled splashback, electric chrome heated towel rail, waterproof shower wall, extractor and textured ceiling.



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Rear Garden:-

Enclosed, private, mainly laid to lawn and wooden shed (to remain).



Agent's Note:-

Ground rent is a peppercorn if demanded, the lease has approximately 166 years remaining and we've been informed by the owner that there are currently no service charge payable.

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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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