

£189,995

BRITANNIA HOUSE OYSELL GARDENS, PORTCHESTER, PO16 8GE



- Two Double Bedrooms (en-suite to main bedroom)
- Security Entrance
- Entrance Hallway
- 24' Lounge/Kitchen/Dining Room
- Modern Bathroom
- Electric Heating
- Double Glazed Windows
- Well Maintained Communal Gardens
- Allocated Parking Space
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

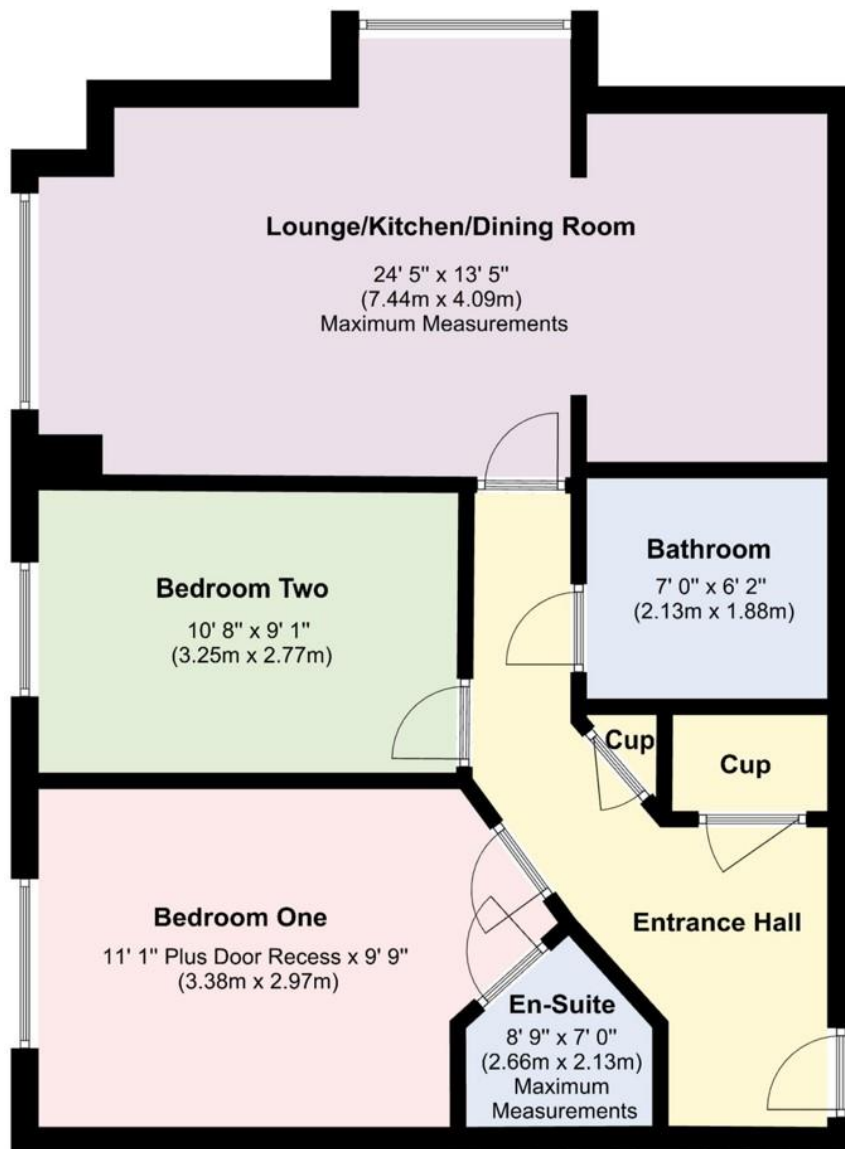
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Property Reference: 000002699

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 D	
39-54	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:-

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

Entrance Hallway:-

Built-in storage cupboard and additional airing cupboard, electric heater, security entry phone, flat ceiling with smoke detector. Doors to:

Lounge/Kitchen/Dining Room:-

24' 5" x 13' 5" (7.44m x 4.09m) Maximum Measurements

A generous size dual aspect open plan living area with UPVC double glazed windows to the front and side elevations, the kitchen area is fitted with a range of modern base and eye level soft close units with worktops, single bowl single drainer sink unit inset with mixer tap and splashback, built-in oven and induction hob with concealed extractor, recess for fridge/freezer, integrated washing machine and dishwasher, dining area with space for a table and chairs if required, seating area, TV aerial point, two electric heaters and flat ceiling throughout.



Bedroom One:-

11' 1" Plus Door Recess x 9' 9" (3.38m x 2.97m)

UPVC double glazed window to the front elevation, electric heater, flat ceiling. Door to:



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Bedroom Two:-

10' 8" x 9' 1" (3.25m x 2.77m)

UPVC double glazed window to the front elevation, electric heater and flat ceiling.



En-Suite Shower Room:-

8' 9" x 7' 0" (2.66m x 2.13m) Maximum Measurements

Modern white suite comprising tiled shower cubicle with Mira shower, close coupled WC, wash hand basin with mixer tap, vanity storage below and tiled splashback, chrome heated towel rail, flat ceiling with spotlights inset and extractor.



Bathroom:-

7' 0" x 6' 2" (2.13m x 1.88m)

Modern white suite comprising panelled bath with mixer tap, Mira shower and screen, WC with concealed cistern, shelving above and to the side, integrated wash hand basin with mixer tap and vanity storage below, shaver socket, part tiled walls, chrome heated towel rail, flat ceiling with spotlights inset and extractor.



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Outside:-

The property is surrounded by well maintained communal gardens and has an allocated parking space.



Agents Note:-

The property is leasehold with the remainder of 155 years on the lease from 1st November 2004. We have been advised the current ground rent is £250.00 per annum and the maintenance charge is currently £1016.40 every half year. For further information please do not hesitate to contact us.

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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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