

£189,995

RIBBLE GARDENS, PORTCHESTER, PO16 8FJ



- Two Bedrooms
- Entrance Hallway
- Kitchen/Lounge/Dining Room
- En-Suite Shower Room
- Separate Bathroom
- Double Glazed Windows
- Gas Central Heating
- Well Maintained Communal Gardens
- Allocated Parking
- Well Presented Throughout

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

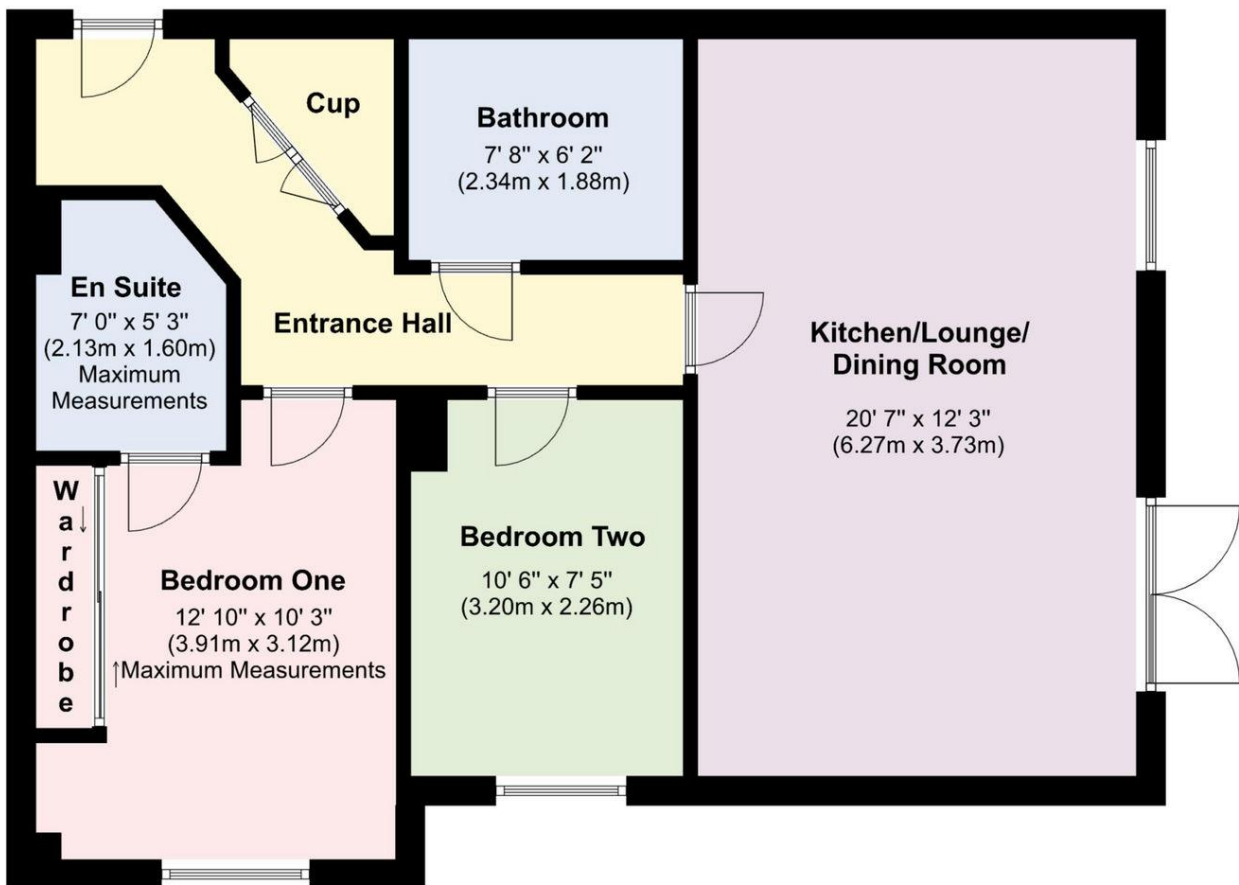
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Property Reference: P2914

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	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 hallway. Front door to:

Entrance Hallway:-

Built in storage cupboard, entry phone, radiator, flat ceiling with smoke detector. Doors to:

Kitchen/Lounge/Dining Room:- 20' 7" x 12' 3" (6.27m x 3.73m)

UPVC double glazed window and double glazed doors to the rear elevation overlooking and accessing the communal gardens, the kitchen area is fitted with a range of base and eye level units with roll top work surfaces, single bowl single drainer sink unit inset with a mixer tap and part tiled walls, built-in oven and gas hob with extractor canopy and stainless steel splashback, integrated dishwasher and washing machine, built-in fridge/freezer, matching cupboard housing the gas central heating boiler, space for a table and chairs if required, seating area with TV aerial point, radiator and coving to flat ceiling.



Bedroom One:-

12' 10" x 10' 3" (3.91m x 3.12m) Maximum Measurements

UPVC double glazed window to the side elevation, radiator, built-in wardrobe, coving to flat ceiling. Door to:

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Bedroom Two:-

10' 6" x 7' 5" (3.20m x 2.26m)

UPVC double glazed window to the side elevation, radiator and coving to flat ceiling.



Bathroom:-

7' 8" x 6' 2" (2.34m x 1.88m)

White suite comprising panelled bath with mixer tap, shower attachment and screen, tiled surround, pedestal wash hand basin with tiled splashback close coupled WC, radiator, tiled flooring and flat ceiling with extractor.



En Suite Shower Room:-

7' 0" x 5' 3" (2.13m x 1.60m) Maximum Measurements

Suite comprising tiled shower cubicle with Triton electric shower, pedestal wash hand basin with tiled splashback, close coupled WC, tiled flooring, radiator and flat ceiling with extractor.



Outside:-

The property benefits from being on the ground floor allowing access to the well-maintained communal gardens mainly laid to lawn with mature tree and shrubs, bin store and an allocated parking space.

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Communal Gardens:-



Parking:-



Agents Note:-

Lease information:

125 year lease from 1st January 2008.

£150.00 per annum ground rent.

Maintenance charge was £1275.00 per annum for 2025.



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