

£159,995

FLAGSHIP HOUSE, PORTCHESTER, FAREHAM, PO16 9XR



- One Double Bedroom With Fitted Wardrobes
- Security Entry System
- Entrance Hallway
- Lounge/Dining Room
- Fitted Kitchen
- White Bathroom Suite
- Double Glazed Windows
- Gas Central Heating
- Well Maintained Communal Gardens
- Allocated & Guest Parking Area

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

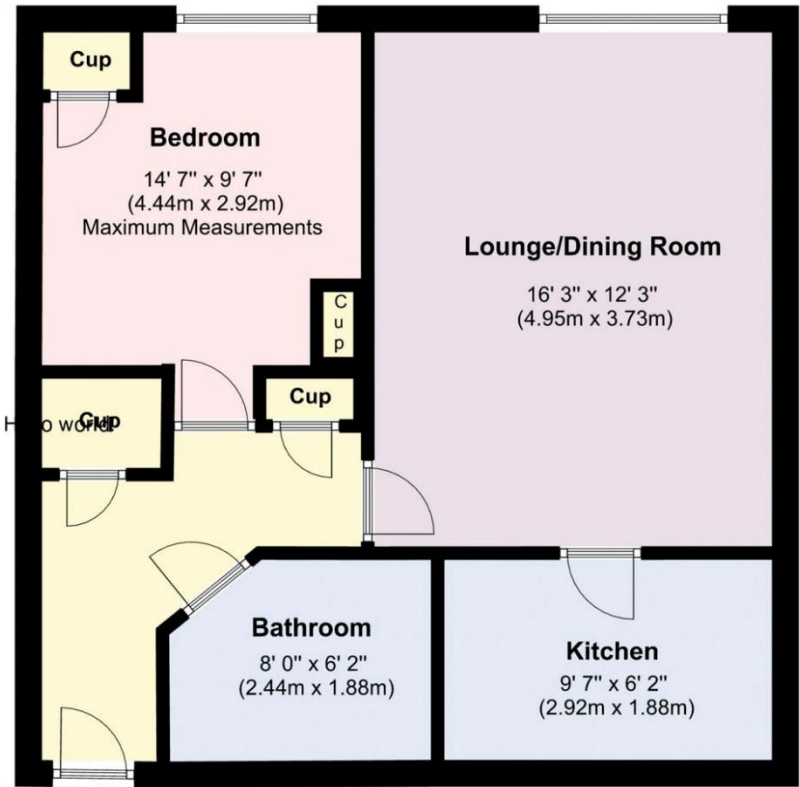
www.fenwicks-estates.co.uk

Property Reference: P2961

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 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)



The Accommodation Comprises:-

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

Entrance Hallway:-

Built in storage cupboards, radiator, entry phone, flat ceiling and doors to:



Lounge/Dining Room:-

16' 3" x 12' 3" (4.95m x 3.73m)

UPVC double glazed window to the front elevation, two radiators, TV aerial point, space for a table and chairs if required, flat ceiling and door to:



Kitchen:-

9' 7" x 6' 2" (2.92m x 1.88m)

The kitchen is fitted with a matching range of base and eye level storage units, roll top work surfaces with upstands, one and half bowl single drainer sink unit inset with a mixer tap and part tiled walls, underlighting to the wall units, built in oven and hob with extractor canopy, integrated fridge/freezer, space and plumbing for washing machine and dishwasher, tiled flooring and flat ceiling.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Double Bedroom:-

14' 7" x 9' 7" (4.44m x 2.92m Maximum Measurements)

UPVC double glazed window to the front elevation, radiator, built in wardrobes, an additional storage cupboard housing the gas central heating boiler, wall mounted storage and flat ceiling.



Bathroom:-

8' 0" x 6' 2" (2.44m x 1.88m)

White suite comprising panelled bath with mixer tap, shower attachment and screen, close coupled WC, pedestal wash hand basin with mixer tap, part tiled walls, radiator, strip light shaver socket and flat ceiling with extractor.



Outside:-

Outside of the apartment you will find well maintained communal gardens, an allocated parking space for flat 5 and guest parking, secure bike and bin stores.



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk



Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk





Agents Note:-

the property is leasehold with a 125 year lease from the 1st January 2007. The current maintenance charge for 2026/2027 is £1659.689 per annum and the ground rent is £250.00 per annum.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

Your home is at risk if you do not keep up repayments on mortgage or other secured loans.

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

www.fenwicks-estates.co.uk

