

£159,995

FLAGSHIP HOUSE, PORTCHESTER, PO16 9XR



- Double Bedroom With Fitted Wardrobes
- Security Entry System
- Entrance Hallway
- Open Plan Lounge/Diner
- Fitted Kitchen With Built In Appliances
- Modern Bathroom
- Gas Central Heating
- UPVC Double Glazed Windows
- Well Maintained Communal Gardens
- Allocated/Guest Parking

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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

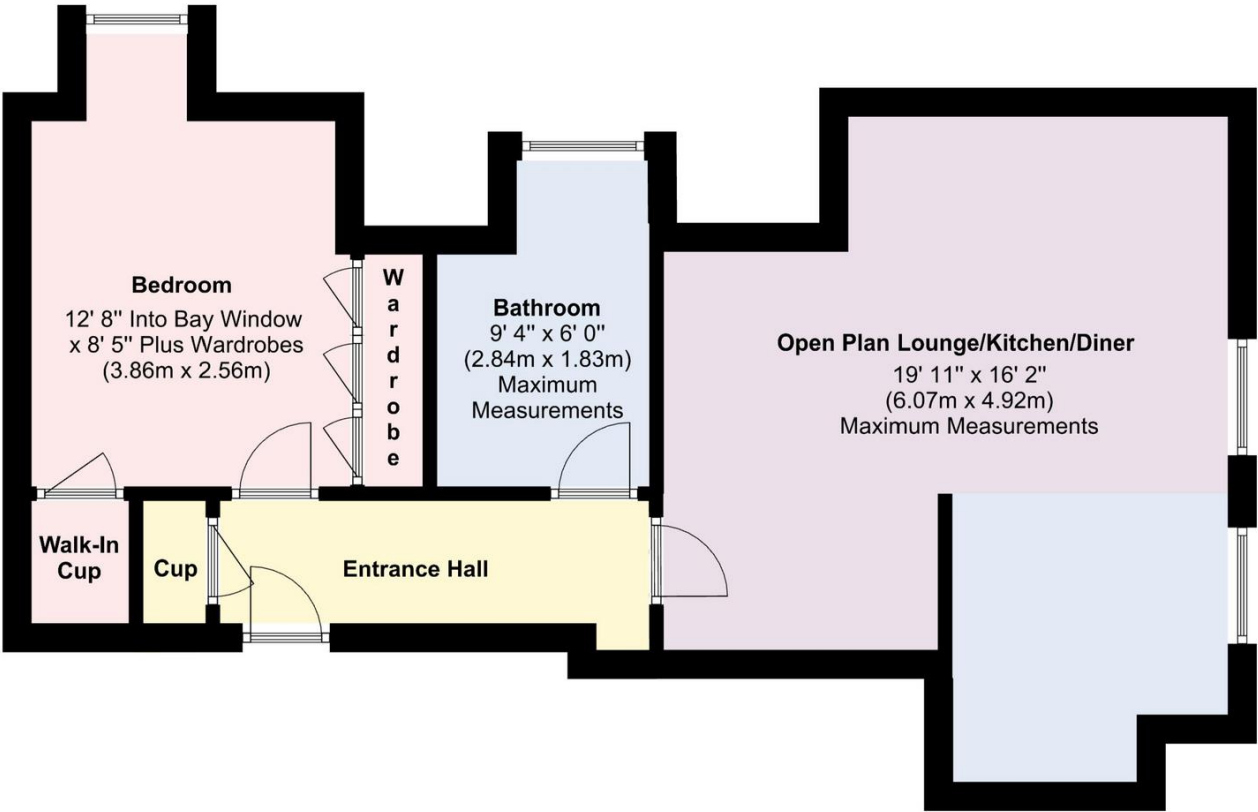
www.fenwicks-estates.co.uk

Property Reference: P2868

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 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 Building Comprises:-

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

The Accommodation Comprises:-

Front door leading to:

Entrance Hall:-

Security entry system, radiator, storage cupboard housing Glow Worm gas central heating boiler and flat ceiling with smoke detector.



Open Plan Lounge/Kitchen/Diner:-

19' 11" x 16' 2" (6.07m x 4.92m) Maximum Measurements



Lounge/Diner:-

UPVC double glazed window to side elevation, space for table and chairs, two radiators, flat/sloping ceiling, leading to:



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Kitchen Area:-

An additional UPVC double glazed window to side elevation, the kitchen is fitted with a modern range of base and eye level units with underlighting to wall units, roll top work surfaces with matching upstands, one a half bowl stainless steel sink unit with mixer tap, built-in fridge, integrated slimline dishwasher and washing machine, built in oven with hob above, extractor canopy with splashback and flat/sloping ceiling with smoke detector.



Bedroom:-

12' 8" Into Bay Window x 8' 5" Plus Wardrobes (3.86m x 2.56m)

UPVC double glazed window to front elevation, radiator, built-in wardrobes, walk-in storage cupboard and flat/sloping ceiling.



Bathroom:-

9' 4" x 6' 0" (2.84m x 1.83m) Maximum Measurements

Opaque UPVC double glazed window to front elevation, white suite comprising: panelled bath with mixer tap, shower attachment and screen, close coupled WC, pedestal wash hand basin with mixer tap, radiator, part tiled walls and flat ceiling with extractor.



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Outside:-

Outside of the apartment you will find well maintained communal gardens, allocated residents and guest parking, secure bike and bin stores.



Agent's Note:-

Tenure leasehold with a 125 year lease from the 1st January 2007.

The current maintenance charge is £1575.24 per annum and the ground rent is £125.00 per annum.

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

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