

## £80,000

### NEW PRIORY GARDENS, PORTCHESTER, PO16 9UH



- One Double Bedroom
- Security Entry System
- Lounge/Diner
- Fitted Kitchen
- Bathroom
- Electric Heating
- Residents Parking
- Well Maintained Communal Garden
- Close To Local Amenities
- No Onward Chain

#### Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

Tel: 02392 327 070 | E: [portchester@fenwicks-estates.co.uk](mailto:portchester@fenwicks-estates.co.uk)

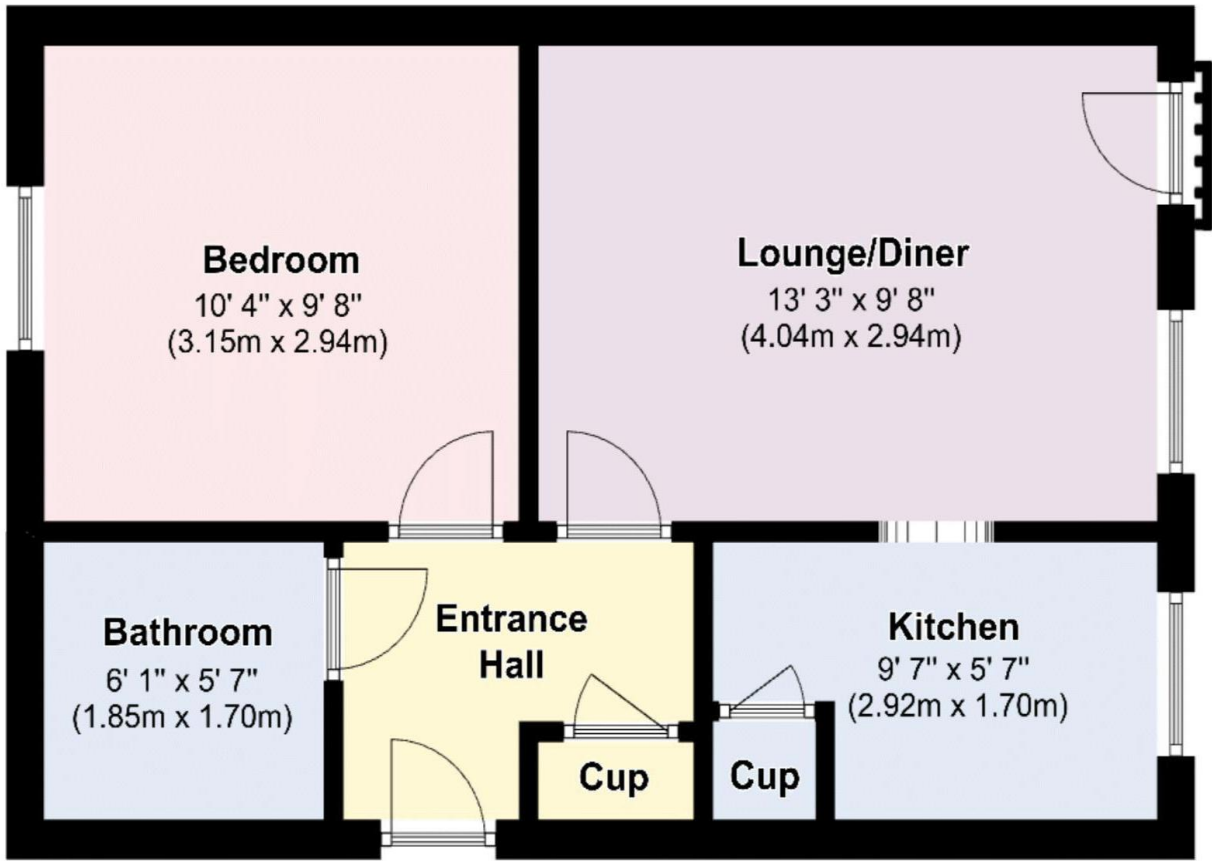
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Property Reference: P2764

Council Tax Band: B

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 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 leading to well maintained communal hallways with stairs and lift to all floors. Front door to:

### Entrance Hall:-

7' 4" x 5' 7" (2.23m x 1.70m)

Textured ceiling, storage cupboard, loft hatch and electric storage heater. Doors to:-

### Lounge/Diner:-

13' 3" x 9' 8" (4.04m x 2.94m)

Glazed window with secondary glazing and further glazed door with Juliet balcony to front elevation, space for table and chairs, security entry system and electric storage heater and textured ceiling. Archway to:



### Kitchen:-

9' 7" x 5' 7" (2.92m x 1.70m)

Glazed window to front elevation, range of fitted base and eye level storage units, roll top work surfaces, single bowl stainless steel sink unit with mixer tap, part tiled walls, space for cooker with concealed extractor over, space and plumbing for washing machine, tiled floor and further built-in larder cupboard.



### Bedroom:-

10' 4" x 9' 8" (3.15m x 2.94m)

UPVC double glazed window to rear elevation, electric storage heater and textured ceiling.

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**Bathroom:-**  
6' 1" x 5' 7" (1.85m x 1.70m)

Panelled bath with electric shower over, shower screen, closed coupled WC, pedestal wash hand basin, part tiled walls, electric heater and textured ceiling.



**Outside:-**

Well maintained communal garden and residents parking.



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## Agent's Note:-

The property is leasehold, the maintenance is £2,940.75 per annum from April 2025 - March 2026, Ground Rent is £37.50 quarterly (£150,00 per annum) and Lease is 99 years from 22/2/1985 so there is approximately 59 years remaining.

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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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