



£100,000
6 New Priory Gardens
Portchester, PO16 9UH

PROPERTY SUMMARY

Situated on the edge of the Town Centre providing a host of shops and local amenities on your door step is this very well presented first floor one bedroom retirement apartment. Available for an over 60's purchase the property has been modernised with new décor/carpeting and provides a modern kitchen, shower room, lounge with Juliette balcony and bedroom. The property also benefits from attractive communal gardens and off road parking. Offered with no onward chain, viewing is essential.





COMMUNAL ENTRANCE

HALL

BEDROOM 10' 3" x 9' 8" (3.12m x 2.95m)

SHOWER ROOM

LOUNGE/DINER 13' 3" x 9' 11" (4.04m x 3.02m)

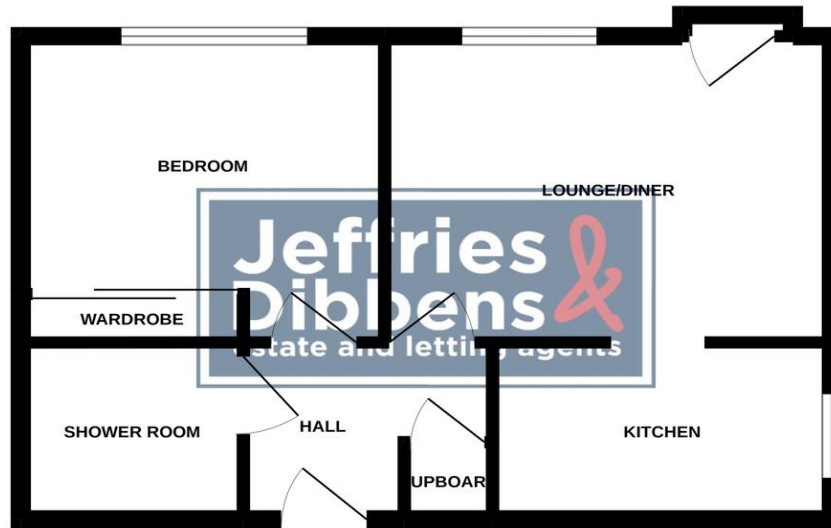
KITCHEN 9' 9" x 5' 9" (2.97m x 1.75m)

OUTSIDE

LEASEHOLD INFORMATION We are advised that the lease remaining is 62 years and the charge for the period to March 2023 was £2299.05 and the ground rent is £150 per annum.



GROUND FLOOR




Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
92-100 A		
(81-91) B		
(69-80) C	74	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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