

£179,995

Nile House, Oysell Gardens, Portchester, PO16 8GG



- Two Bedrooms (en-suite to the main bedroom)
- Security Entry System
- Entrance Hallway
- Open Plan Lounge/Kitchen/Dining Room
- Bathroom
- Double Glazed Windows
- Electric Heating
- Well Maintained Communal Gardens
- Allocated Parking Space
- NO CHAIN AHEAD

Portchester Office

92 West Street Portchester Hampshire PO16 9UQ

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www.fenwicks-estates.co.uk

Property Reference: P2958

Council Tax Band: C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	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 hallways. Front door to:

Entrance Hallway:-

Built in storage cupboard and additional airing cupboard, security entry phone, electric heater, flat ceiling with smoke detector. Doors to:

Lounge/Kitchen/Dining Room:-

17' 7" x 16' 2" (5.36m x 4.92m) Maximum Measurements

UPVC double glazed window to the rear elevation overlooking the communal garden. The kitchen is fitted with a range of base, eye and glass display units with roll top worksurfaces incorporating a breakfast bar and matching upstands, sink unit inset with mixer tap, built in oven and hob with extractor canopy and stainless splash back, space and plumbing for washing machine and dishwasher, recess for fridge/freezer, dining area with space for a table and chairs if required, seating area, two electric heaters, TV aerial point and flat ceiling with smoke detector.



Bedroom One:-

10' 9" x 8' 9" (3.27m x 2.66m) Plus Entrance to En-Suite

UPVC double glazed window to the rear elevation, electric heater, flat ceiling. Door to:

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**En-Suite Shower Room:-**

5' 6" x 5' 4" (1.68m x 1.62m)

White suite comprising tiled shower cubicle with Hydramax shower, close coupled WC, pedestal wash hand basin with mixer tap and tiled splash back, shaver socket, electric chrome heated towel rail and flat ceiling with extractor.

**Bedroom Two:-**

10' 3" x 9' 7" (3.12m x 2.92m)

UPVC double glazed window to the rear elevation, electric heater and flat ceiling.

**Bathroom:-**

7' 2" x 6' 3" (2.18m x 1.90m)

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, electric chrome heated towel rail, shaver socket and flat ceiling with extractor.

**Outside:-**

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

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Agents Note:-

Please be advised this property is leasehold. The lease is 155 years from 1st October 2005. Ground rent is currently £260.00 per annum.

The maintenance charge for the last 6 months is £1015.63 including £100.00 to the reserve fund.

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