

Victory House

Port Solent, Portsmouth, PO6 4UG

£395,000

Beautifully presented two bedroom second floor South facing apartment. With stunning views across to Portchester Castle this is one not to be missed! Comes with 2 allocated parking spaces and is offered with on onward chain.



Property Features

- South Facing 2nd Floor Apartment
- Two Double Bedrooms
- Main Bedroom Ensuite
- Modern Kitchen with Appliances
- Balcony with Views to Portchester Castle
- Secure Communal Areas
- Two Secure Allocated Parking Spaces
- Close to Port Solent Boardwalk
- Viewing Advised
- No onward chain

Full Description

OVERVIEW

As approach Victory House from Lock Approach you will enjoy magnificent views across the upper reaches of Portchester Channel Portsmouth Harbour and Portchester Castle. The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way. Once inside you have the choice of the lift or stairs to take you to the third floor, where you will find the generously proportioned communal area serving just four apartments.

ROOM MEASUREMENTS

Entrance Hall - 5.70m x 1.81m (18' 8" x 5' 11")
Kitchen - 4.31m x 3.72m (14' 1" x 12' 2")
Living Room - 5.37m x 3.68m (17' 7" x 12' 0")
Bedroom One - 5.33m x 2.67m (17' 5" x 8' 9")
Ensuite Shower Room - 1.80m x 1.42m (5' 10" x 4' 7")
Bedroom Two - 4.20m x 2.67m (13' 9" x 8' 9")
Bathroom - 2.63m x 1.89m (8' 7" x 6' 2")
Balcony
Two Allocated Parking Spaces

PROPERTY DESCRIPTION

We are excited to offer this beautiful two bedroom second floor apartment for sale with no onward chain.

Upon entering the apartment you are presented with a spacious entrance hall, with wooden flooring and 2 storage cupboards, one housing the hot water tank. From here you will find doors to the main bathroom, both bedrooms and double entrance doors into the living room.

The living room is a lovely light room, finished with neutral decor and wooden flooring, it has large patio doors which lead out onto a good size balcony with a South facing aspect and spectacular views towards Portchester Castle.

From the living room there is an open way to the raised dining and kitchen area. The kitchen has been fitted with white gloss units with grey tiled splashback and coordinated work top. It has built in appliances to include fridge/freezer, slimline dishwasher, washing machine, oven and hob, for your convenience.



Both bedrooms are double rooms with views to the Castle and both have built in wardrobes and drawers. The main bedroom has an ensuite shower room which is fully tiled and fitted with pedestal sink, WC and corner shower cubicle.

The apartment has electric heating and double glazing throughout. It also comes with two allocated parking spaces - one in the undercroft and one to the rear of the building.

Please call for further information or to arrange a viewing!

GENERAL INFORMATION

- Price: £395,000
- Tenure - Leasehold
- Length of lease (years remaining) – 111 Years
- Annual service charge amount (£) 3300.00
- Service Charge Review - November Annually
- Council tax band (England, Wales and Scotland) - Band F
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Mains Electricity
- Heating - Electric Heating
- Broadband - Fibre available
- Parking- Two allocated parking spaces
- Construction- Brick and Steel frame construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-No issues
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)



Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BUY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements