

**NO ONWARD CHAIN.** Spacious Two bedroom ground floor maisonette with an enclosed garden and situated close to Redlands Primary School.

- Two Bedrooms
- Ground Floor maisonette
- Entrance Vestibule
- Lounge
- Kitchen/Diner
- Bathroom
- Double Glazing
- Gas Central Heating
- Enclosed Rear Garden
- Close Proximity to Redlands Primary School
- No Onward Chain

**The Accommodation Comprises:-**  
Front door with obscured double glazed panel inset with obscured double glazed window to side into:-

**Entrance Vestibule:-**  
Stairs to first floor, radiator, cloak hanging space, door to:-

**Inner Hallway:-**  
Understairs cupboard.

**Lounge:-** 15' 10" x 11' 11" (4.82m x 3.63m)  
Double glazed window, double glazed door enjoying views and accessing the rear garden, radiator, coving to ceiling.

**Kitchen/Diner:-** 12' 11" x 10' 1" (3.93m x 3.07m)  
Double glazed window to front elevation, range of base and eye level units with roll-top work surfaces with stainless steel sink unit with mixer tap, recess for washing machine, oven and fridge/freezer, radiator, space for table and chairs, flat ceiling with lighting inset, wall-mounted gas central heating boiler.

**First Floor Landing:-**  
Cupboard with shelving for storage.

**Bedroom 1:-** 15' 9" x 13' 7" (4.80m x 4.14m) Maximum Measurements  
Double glazed window, radiator, dado rail, coving to flat ceiling.

**Bedroom 2:-** 11' 6" x 9' 6" (3.50m x 2.89m) Maximum Measurements  
Double glazed window to front elevation, coving to ceiling, radiator.

**Bathroom:-** 6' 10" x 5' 5" (2.08m x 1.65m) Maximum Measurements  
Obscured double glazed window, close-coupled wc, pedestal wash hand basin, panelled bath with Triton shower, rail and curtain, chrome towel rail.

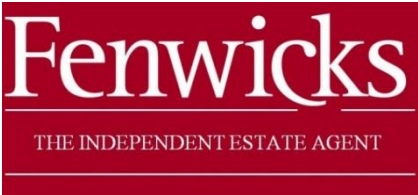
**Outside:-**  
Compact front garden and Mediterranean-style courtyard garden to the rear with shrubs to the borders.

**Agent's Notes:-**  
This property is leasehold. We understand from the vendor that the maintenance charge and ground rent is approximately £709.00 p.a. and the lease has approximately 90 years remaining.

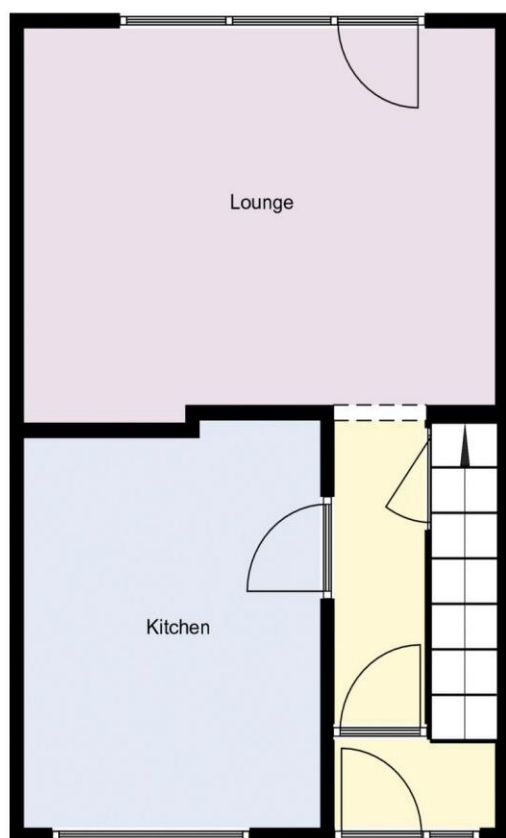
**Nota Bene:-**  
Council Tax Band: - Fareham Borough Council. Tax Band A  
Tenure: - Leasehold. Maintenance is approximately: £852 pa, Ground Rent £10 pa, 85Years Remaining  
Property Type: - Ground Floor Maisonette  
Property Construction: - Traditional  
Electricity Supply: - Mains,  
Water Supply: - Mains,  
Sewerage: - Mains,  
Heating: - Gas Heating  
Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS  
<https://www.openreach.com/fibre-broadband>



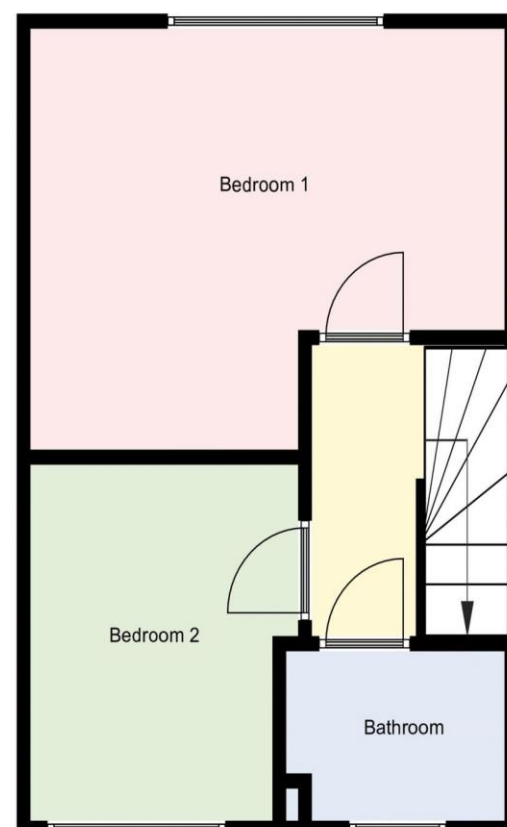
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		







**Ground Floor**



**First Floor**

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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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£178,500

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