

NO ONWARD CHAIN. Well presented one double bedroom retirement apartment close to Fareham town centre with excellent communal facilities and residents' parking.

- One Double Bedroom Retirement Apartment
- Spacious Living Room
- Fitted Kitchen
- Shower Room
- Double Glazing and Electric Heating
- Close to Fareham Town Centre, Train Station and Local Amenities
- Residents' Lounge, Launderette, Delightful Communal Gardens
- On-Site Manager
- Residents' Parking
- No Onward Chain

The Accommodation Comprises:-

Front door with spyglass inset into:-

Entrance Hall:-

Coving to textured ceiling, dado rail, emergency bell pull, smoke detector, door into:-

Living Room:- 17' 7" x 14' 8" (5.36m x 4.47m) Maximum Measurements

Double glazed window to rear elevation, coving to textured ceiling, Dimplex electric wall heater, glazed door to:-

Kitchen:- 8' 11" x 5' 8" (2.72m x 1.73m)

Double glazed window to rear elevation, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob with extractor hood over, space for freezer, wall heater, coving to textured ceiling.

Bedroom :- 12' 8" x 8' 9" (3.86m x 2.66m)

Double glazed window to rear elevation, coving to textured ceiling, electric wall heater, wardrobe unit.

Shower Room:- 9' x 7' 2" (2.74m x 2.18m)

Coving to textured ceiling, light and shaver socket, wall-mounted mirror, close-coupled wc, wash hand basin inset vanity unit, shower cubicle, floor mounted emergency press button, wall heater, extractor, heated towel rail. Airing cupboard with cylinder tank and shelves.

Outside:-

Gated entrance, parking for residents, communal gardens, buggy store.

Communal Facilities:-

Guest Room, Communal Lounge, Laundry room, On-site Manager.

Nota Bene:-

Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold: Lease 125 years from 2003. Service Charge approx. £2318pa and Ground Rent £385pa. Both paid 6monthly in advance

Property Type: - Retirement Apartment

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Electric Heating

Broadband - Currently supplied. Average available download speed for this Postcode of 77MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Residents Parkingv

Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£99,950
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