

Guide Price £155,000

Gosport Road, Fareham PO14 2AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- FIRST FLOOR
- RESIDENTS PARKING
- MANAGERS OFFICE
- LAUNDRY ROOM
- 2-BEDROOMS
- CLOSE TO SHOPS & AMENITIES

An opportunity to purchase a purpose built 2 double bedroom retirement apartment on the first floor, in Grosvenor Court. Benefiting from a good size living room, recently replaced kitchen and wet room. Good decor throughout. There is residents parking. Close to the local shops and amenities.

The accommodation comprises:

Entrance through main door with lift and stairs to all floors, the apartment is situated on the first floor, continue left along the corridor where number 20 can be found on the right hand side.

Front door into hallway, doors to all principal rooms and airing cupboard.

Hallway:

Coved ceiling, carpeted floor, fuseboard, smoke alarm and storage heater. Access to loft which is for maintenance use only.

Lounge: 14'5 x 9'4 (4.39m x 2.84m)

A good size warm and cosy room. Double glazed window to rear elevation, coved ceiling, smoke alarm, fitted wall cupboards, electric feature fire, secure entry system on wall, two emergency pull cords,

Telephone and TV aerial sockets, carpeted floor.

Kitchen: 9'4 x 5'11 (2.84m x 1.80m)

Wall and base units with rolltop work surfaces, tiled splashbacks, single stainless steel sink unit with chrome tap over, electric hob and oven with extractor over, coved ceiling, space for free-standing fridge/freezer, laminate floor, integrated dishwasher, two corner base units with carousels.

Bedroom 1: 17'11 x 7'4 (5.46m x 2.23m)

A large size room. Double glazed window to rear elevation, storage heater plus electric heater, TV aerial and telephone point, coved ceiling, emergency pull cord, built-in wall to wall wardrobe with sliding doors and carpeted floor.

Bedroom 2/Dining Room: 11'0 x 9'3 (3.35m x 2.82m)

Double glazed window to rear elevation, coved ceiling, electric heater, emergency pull cord and carpeted floor.

Wet Room: 5'11 x 5'11 (1.80m x 1.80m)

Half panelled walls, electric shower with glass doors, WC, wash hand basin with chrome tap over set in vanity unit, extractor, chrome heated towel rail and emergency pull cord.

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PROPERTY INFORMATION

Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Anti-Money Laundering (AML)

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please

ask a member of our sales team for further details and a quotation.

Offer Check Procedure

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Mortgage & Protection

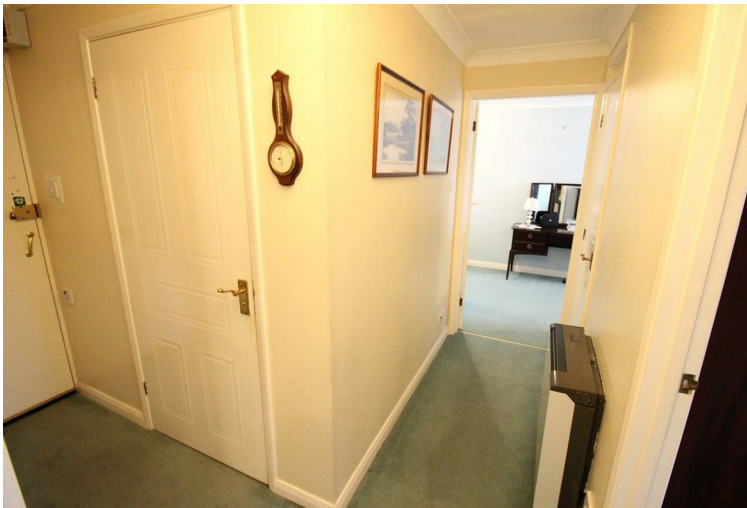
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Lease Information

Lease of 152 Years

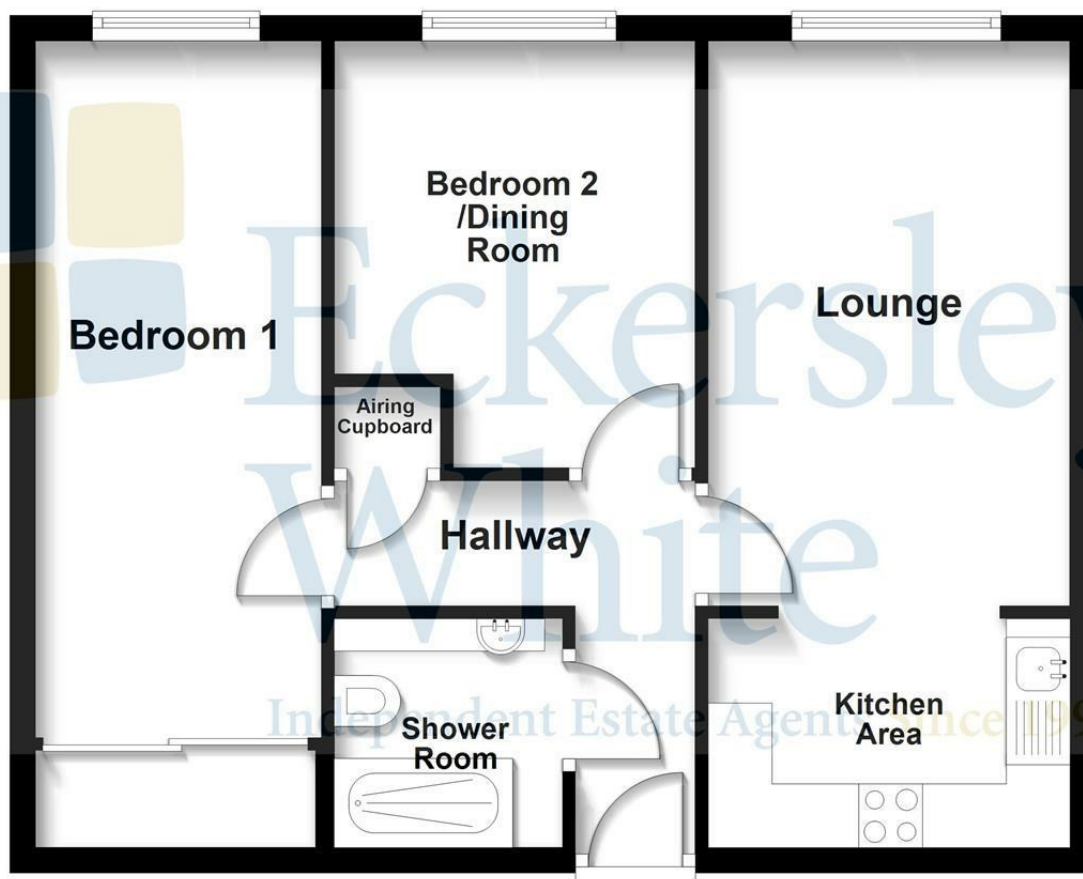
Maintenance charge: £3909.22



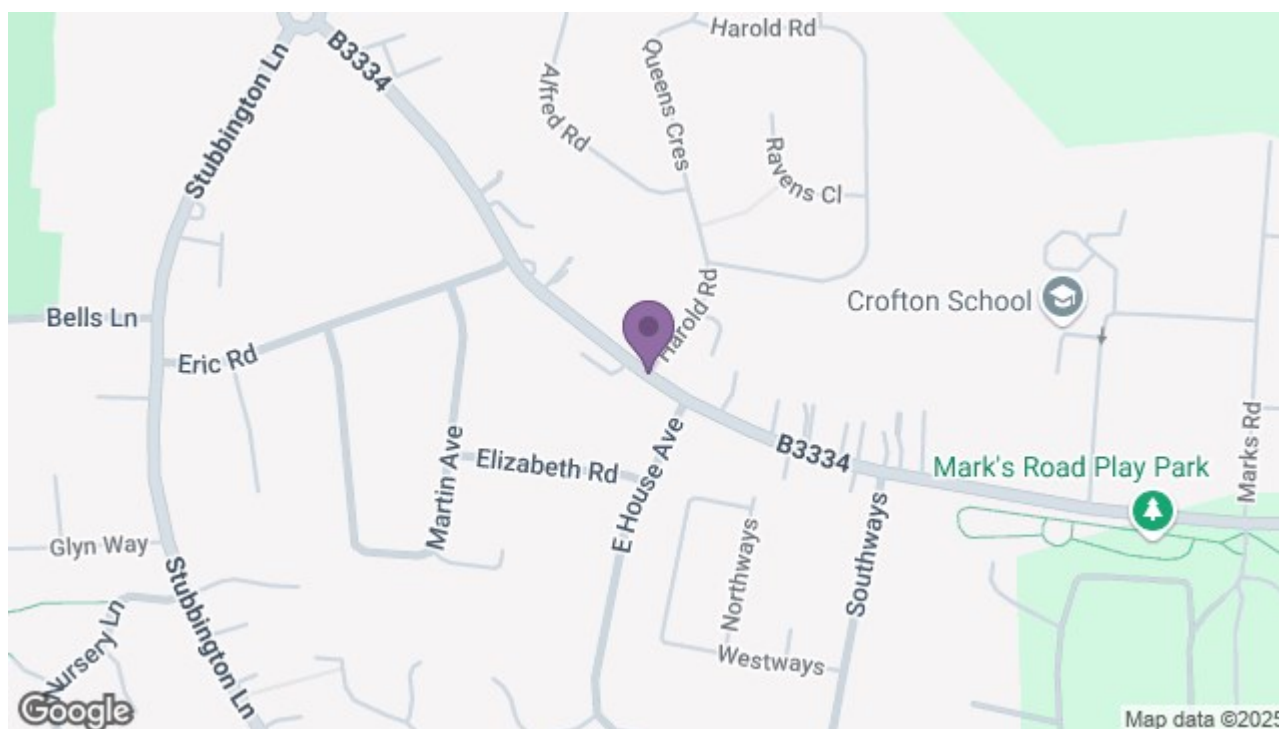
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	81
EU Directive 2002/91/EC		



First Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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