



**£199,995**

**12 Amberley Court**

Stubbington, PO14 2BF

## PROPERTY SUMMARY

This immaculate ground floor apartment is located centrally between Stubbington Village and Lee on the Solent Beach. In a gated residence, the apartment has its own front door into the porch which leads into the bright and airy lounge/diner. The kitchen is sleek and fitted with an integrated oven and integrated under-counter fridge. There is a four-piece bathroom suite and a spacious dual aspect bedroom to the rear with fitted wardrobes. Additional benefits include a large storage cupboard, a small outside space for a table and chairs and allocated parking directly in-front of the property. This property is not to be missed so please call us in our Stubbington Branch today and book in your viewing.





## **PORCH**

**LOUNGE/DINER** 14' 9" x 13' 6" (4.5m x 4.11m)

**KITCHEN** 8' 3" x 7' 4" (2.51m x 2.24m)

**BATHROOM** 7' 4" x 6' 4" (2.24m x 1.93m)

**UNDERSTAIR STORAGE** 10' 2" x 3' 11" (3.1m x 1.19m)

**BEDROOM** 11' 3" x 13' 2" (3.43m x 4.01m)

## **LEASEHOLD INFORMATION**

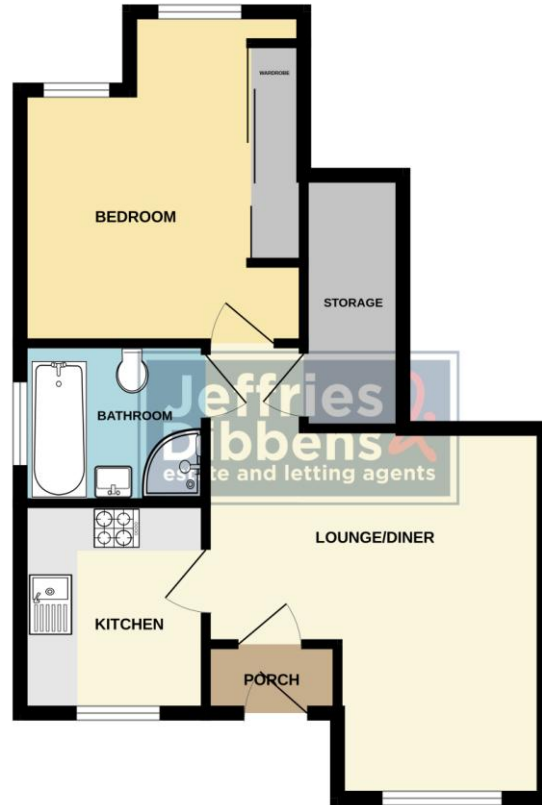
Service Charge: £309.05 half yearly

Length of Lease: 113 years

Ground Rent: £200 per year

Insurance contribution: £330.75 per year

GROUND FLOOR



**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band A

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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