



14 Carisbrooke Court | Knowle | Fareham | PO17 5FX

Guide Price £155,000



**hancock**

Lettings & Estate Agents

North Square | Knowle  
Fareham | PO17 5FX  
Guide Price £155,000

- One Bedroom
- Allocated Parking Space
- 980 year Lease
- Annual £1400 Service Charge
- Village Location
- Communal Garden
- £150 Ground Rent



Hancock and Partners are pleased to offer for sale this one-bedroom bright and airy second floor apartment located in charming rural Hampshire village of Knowle.

#### Inside

Comprising a dual aspect, open plan kitchen/living room, a spacious bedroom with built-in storage, a bathroom with shower over bath and ample storage space throughout. The apartment is accessed via a communal hallway with an Entryphone system.



what3words ///

office.envoy.insects



### Outside

The property benefits from an enclosed shared garden and an allocated parking space close by.

### Lease

This property is offered as leasehold with 980 years remaining. The service charge is £1400.00 per annum and the annual ground rent is £150.00.

### Location

Knowle Village is located just 3 miles to the North of Fareham which offers various bars, shopping and amenities. It also boasts easy access to the Meon Valley countryside and within easy reach of Winchester, Southampton and Portsmouth and just a 20 minute drive to the beaches of the Solent.

Council Tax Band : B

Council : Winchester Council

Tenure : Leasehold – 980 years left

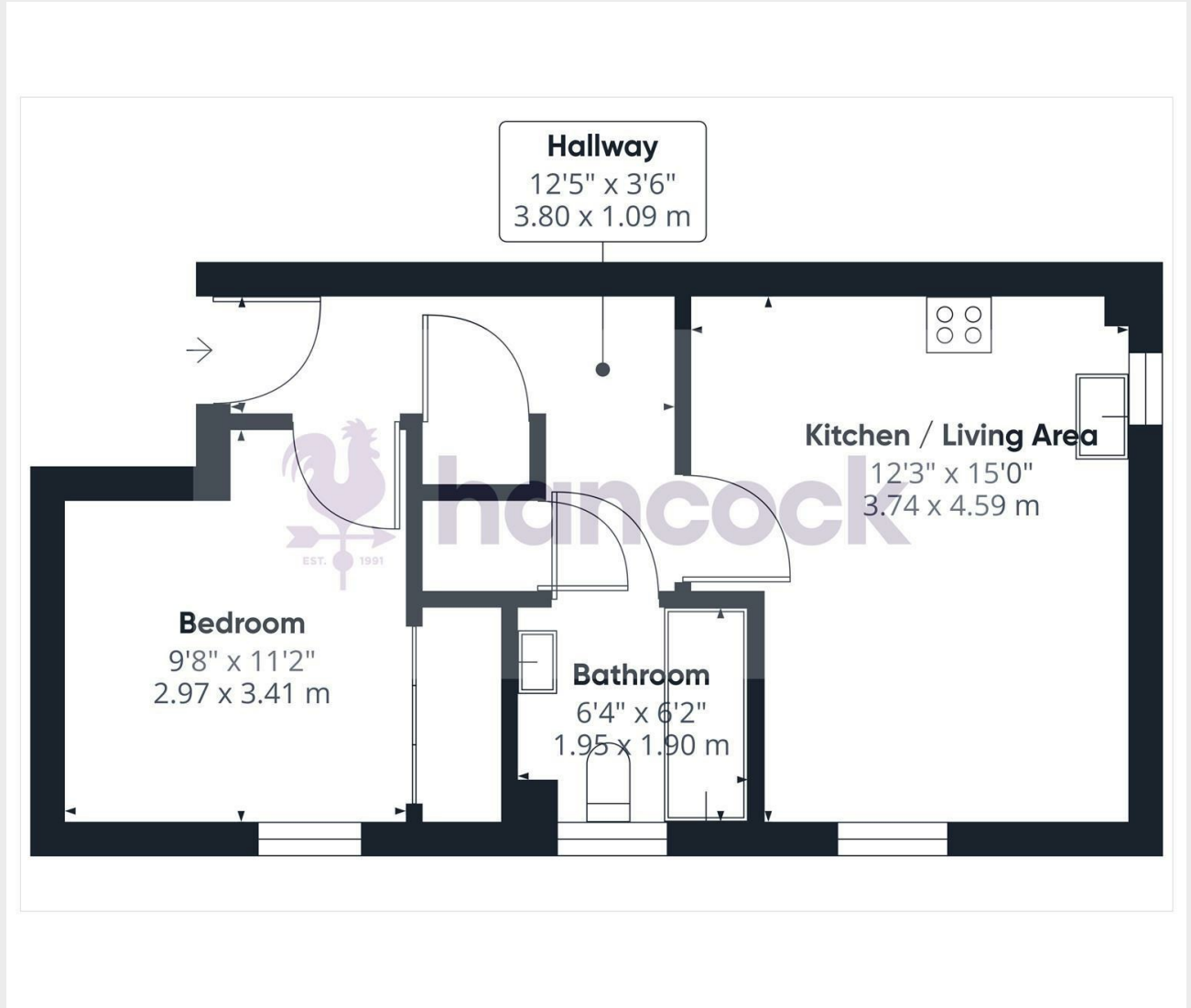
Broadband Speeds : Up to 56mbps

Phone Coverage : Three, EE



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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