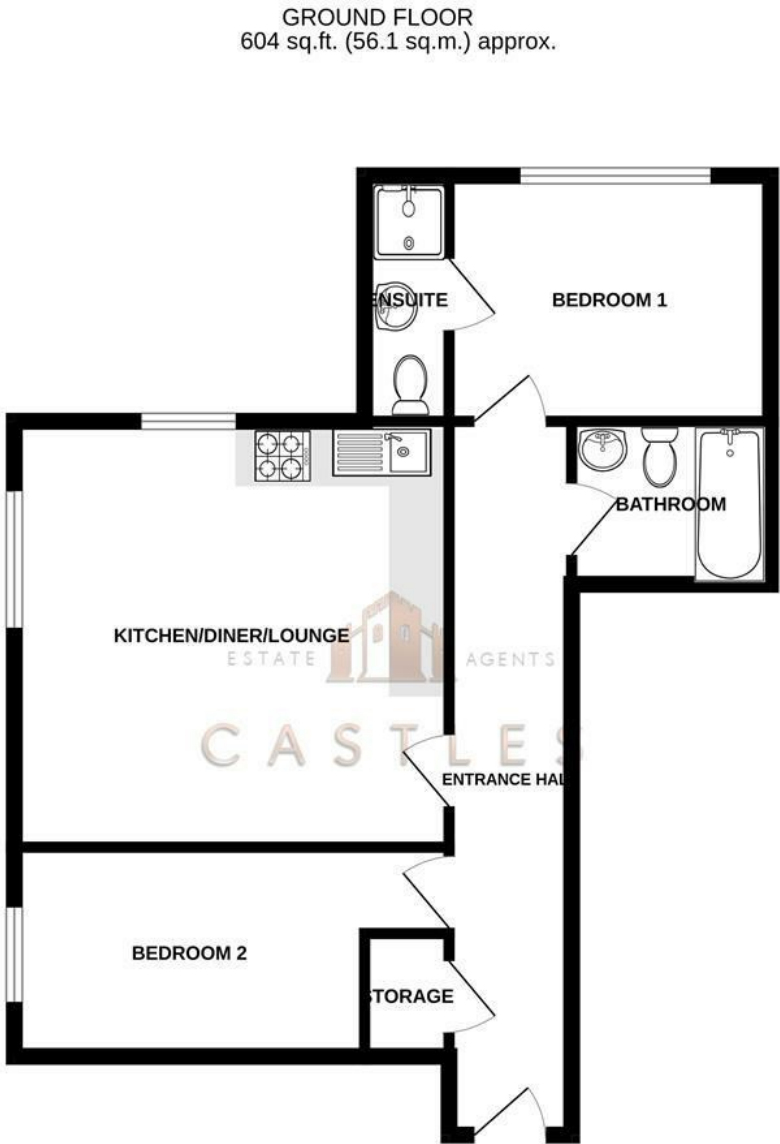
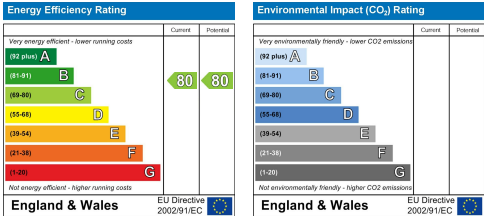


Floor Plan



TOTAL FLOOR AREA : 604 sq.ft. (56.1 sq.m.) approx.
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



14 Fareham Point Wickham Road

Fareham, PO16 7BU

We are pleased to welcome to the market this exceptional two bedroom second floor apartment with off road parking in the Fareham Point development of Wickham Road, Fareham.

The property is a generous size and features an open plan living area with modern fitted kitchen. There are two modern bathrooms in the property, one being an en-suite to the primary bedroom. The second bedroom is also a decent size. Plenty of windows surround the apartment so lots of natural light pouring through.

There is a lift in the block and a communal lounge upon entry to the ground floor of the development. Parking wise there are more spaces available than there are apartments so spoilt for choice for residents and visitors.

The property is a short walk to Fareham Shopping centre and Sainsburys Supermarket. Access routes are great as it is only a short drive to the motorway junction and the train station of Fareham is a 10-15 minute walk away.

For more information or to arrange a viewing please call Castles today.

Offers over £170,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



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PORTCHESTER
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

14 Fareham Point Wickham Road

Fareham, PO16 7BU



- TWO BEDROOMS
- MODERN APARTMENT
- LIFT IN BLOCK
- SHORT WALK TO FAREHAM SHOPS
- GOOD ACCESS ROUTES
- TWO BATHROOMS
- RESIDENTS & VISITORS PARKING
- COMMUNAL LOUNGE AT ENTRY
- SHORT WALK TO FAREHAM TRAIN STATION
- LONG LEASE

LOUNGE/KITCHEN/DINER
15'1" x 14'9" (4.6 x 4.5)

BEDROOM 1
11'1" x 8'6" (3.4 x 2.6)

BEDROOM 2
15'1" x 7'2" (4.6 x 2.2)

BATHROOM
6'10" x 5'6" (2.1 x 1.7)

ENSUITE
2'11" x 8'2" (0.9 x 2.5)

Lease Information
Lease Length: 116 Years Remaining

Service Charge: £2231.46 Per Annum

Ground Rent: £250 Per Annum

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

