



GUIDE PRICE  
**£170,000-175,000**  
**8 Fareham Quays**  
Fareham, PO16 0BQ



## PROPERTY SUMMARY

\*\*\* NO FOWARD CHAIN \*\*\* This beautifully presented first floor apartment would make the ideal first time purchase or investment property and consists of a large bedroom, a bathroom, open plan living area and a modern fitted kitchen with access onto your own balcony. Other benefits include lift access to all floors and underground secure parking. To arrange your viewing contact our Fareham Office today!





**EXTERNALLY** Access to underground parking via electric roller door. Secure telecom system and lift access to all floors.

#### **FRONT DOOR TO PROPERTY**

#### **HALLWAY**

**KITCHEN/LIVING AREA** 22' 04" x 11' 04" (6.81m x 3.45m)

**BEDROOM** 13' 05" x 10' 04" (4.09m x 3.15m)

#### **BATHROOM**

**LEASE INFORMATION** The seller of the property has informed us of the following lease information

Managing Agent - Resident Management Group Ltd

Lease Length - 109 years approx

Ground Rent - £175 per annum

Maintenance Charges - £1887.30 per & £967.65 reserve fund - £240 pcm

Maintenance Charge Review Period - Yearly.



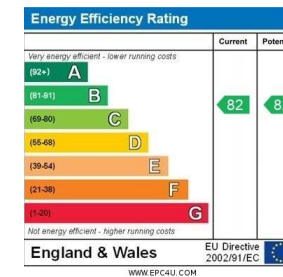
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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



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