



AUCTION GUIDE PRICE
£100,000
Frogmore
Fareham, PO14 3DE

PROPERTY SUMMARY

CASH BUYERS ONLY. A four bedroom duplex apartment (second and third floor) with a single garage and views over playing fields to the rear. The property would benefit from a complete programme of refurbishment and currently has 49 years of lease remaining. Local shops are a very short walk away and transport links are easily accessible. Please call our Fareham office for further details before arranging an internal inspection.





COMMUNAL ENTRANCE Stairs to second floor.

HALLWAY

KITCHEN 13' 09" x 8' 04" (4.19m x 2.54m)

LOUNGE 17' 01" x 14' 04" (5.21m x 4.37m) Access to Balcony.

WC

LANDING

BEDROOM ONE 14' 08" x 9' 11" (4.47m x 3.02m) Access to a Balcony.

BEDROOM TWO 11' 00" x 10' 03 max" (3.35m x 3.12m)

BEDROOM THREE 9' 02" x 6' 11" (2.79m x 2.11m)

BEDROOM FOUR 8' 02" x 7' 10" (2.49m x 2.39m)

BATHROOM

GARAGE

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

Freeholder/Managing Agent – Lambert Smith Hampton Residential

Balance Of Lease (as of current date) – Approx 49 years

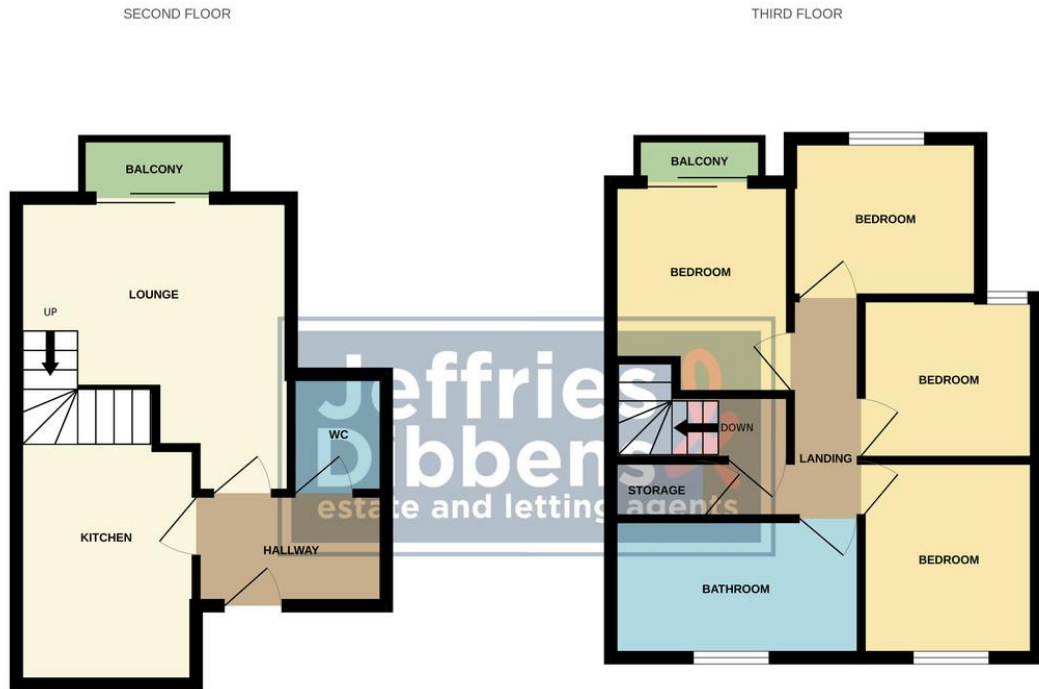
Ground Rent Charges – £70 per annum

Ground Rent Review Period – Not in my Ownership

Service/ Maintenance Charges – £1950 approximately

Buildings Insurance Charges – £450 approximately

Service Charge Review Period – 6 months.



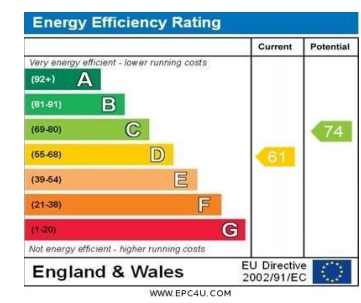
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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