

## FLAT 56, MORESBY COURT, FAREHAM, PO16 7US





# £165,000 Leasehold

A purpose built two bedroom second floor retirement apartment located within the popular development of Moresby Court, which is situated within the heart of Fareham town centre. The internal accommodation comprises; entrance hall, living room, kitchen, bathroom and two double bedrooms. The development benefits from communal parking, buggy store, secure intercom entry system, pull cord alarms, house manager, residents lounge, laundry room, lift to all floors and well-tended gardens. An internal viewing is highly recommended to fully appreciate the accommodation on offer.





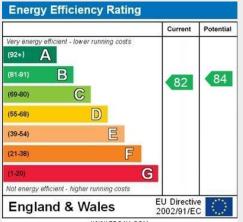












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#### **ENTRANCE HALL**

#### **LOUNGE**

22' 9" x 10' 7" (6.93m x 3.23m)

#### **KITCHEN**

8' 9" max x 7' 7" (2.67m x 2.31m)

#### **BEDROOM ONE**

15' 8" x 17' 3" max (4.78m x 5.26m)

#### **BEDROOM TWO**

15' 8" x 9' 2" (4.78m x 2.79m)

#### **BATHROOM**

6' 9" x 5' 6" (2.06m x 1.68m)





### **LEASE INFORMATION:**

As of October 2025, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port.

Balance of Lease: 99 years remaining.

Ground Rent Charges: £720 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £4,020 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Service Charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

#### SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, vindows, rooms and any other items are appointment 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 applicances shown have not been tested and no guarante as to their operations of efficiency can be grain.

#### **OFFICE ADDRESS**

6 West Quay House, 20 West Street, Fareham, Hampshire, PO16 0LG

#### **OFFICE DETAILS**

01329 888 328 fareham@dibbensproperty.co.uk www.jdea.co.uk

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