

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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	82	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		



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, 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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