

Guide Price £132,500

Gosport Road, Fareham PO14 2AX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ RESIDENTS PARKING
- ❖ NO ONWARD CHAIN
- ❖ GROUND FLOOR
- ❖ CLOSE TO SHOPS & AMENITIES
- ❖ BEAUTIFUL COMMUNAL GARDENS
- ❖ IN HOUSE MANAGER

Welcome to this charming ground floor flat located in the desirable Grosvenor Court, Stubbington, Fareham. This delightful property is specifically designed for those aged over 60, offering a perfect blend of comfort and convenience.

As you enter, you will find a welcoming reception room that provides a lovely space for relaxation and socialising. The flat features a well-appointed bedroom, ideal for restful nights, and a shower room that caters to your daily needs.

One of the standout features of this property is the beautiful communal gardens, which offer a serene environment for leisurely strolls or enjoying a cup of tea in the fresh air. The gardens are meticulously maintained, providing a picturesque setting for

residents to enjoy.

This flat comes with the added benefit of a 24-hour care line and a dedicated House Manager, ensuring peace of mind and support whenever needed. With no forward chain, this property is ready for you to move in and make it your own without delay.

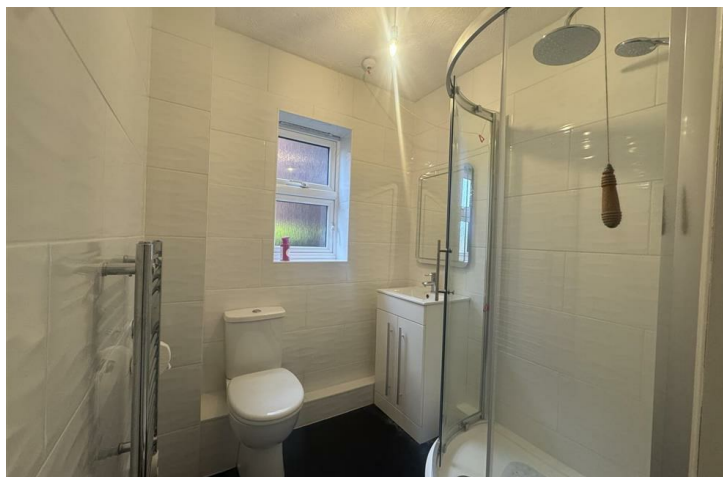
Grosvenor Court is not just a residence; it is a community where you can enjoy a fulfilling lifestyle among like-minded individuals. This is an excellent opportunity for those seeking a comfortable and secure living environment in a lovely part of Fareham. Don't miss your chance to view this wonderful flat and experience all it has to offer.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk





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PROPERTY INFORMATION

LOUNGE

14'7" * 9'4" (4.47 * 2.87)

Secure entry phone system on wall, wood effect laminate flooring, electric fire, electric storage heater, emergency pull cord, fan ceiling light to remain, coved ceiling, telephone point and TV aerial socket, opening to kitchen, double glazed sliding doors to rear aspect with blinds/curtains to remain.

KITCHEN

9'3" * 5'8" (2.84 * 1.75)

Range of wall and base units with roll edge work top surfaces and tiled splashbacks, stainless steel single sink and drainer unit with chrome mixer tap over, electric oven and hob with extractor hood over, space for fridge freezer, coved ceiling, wood effect laminate flooring.

BEDROOM

11'1" * 9'1" (3.38 * 2.77)

Double glazed window to rear aspect with blinds to remain, built in wardrobe, emergency pull cord, coved ceiling, electric storage heater, fan ceiling light to remain, telephone point, fitted carpet.

SHOWER ROOM

6'0" * 5'8" (1.83 * 1.75)

Corner shower cubicle with rainfall shower head and additional hand held shower attachment, wash hand basin on vanity unit with chrome mixer tap over, WC, tiled walls and floor, extractor fan, emergency pull cord, chrome heated radiator, wall mounted mirror with backlight, double glazed window to side aspect.

Council Tax Band B

Anti-Money Laundering (AML)

We have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various

protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Offer Check Procedure

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

Solicitors

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. We can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Lease Information

Lease of 66 Years
Service Charge £3244.08

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



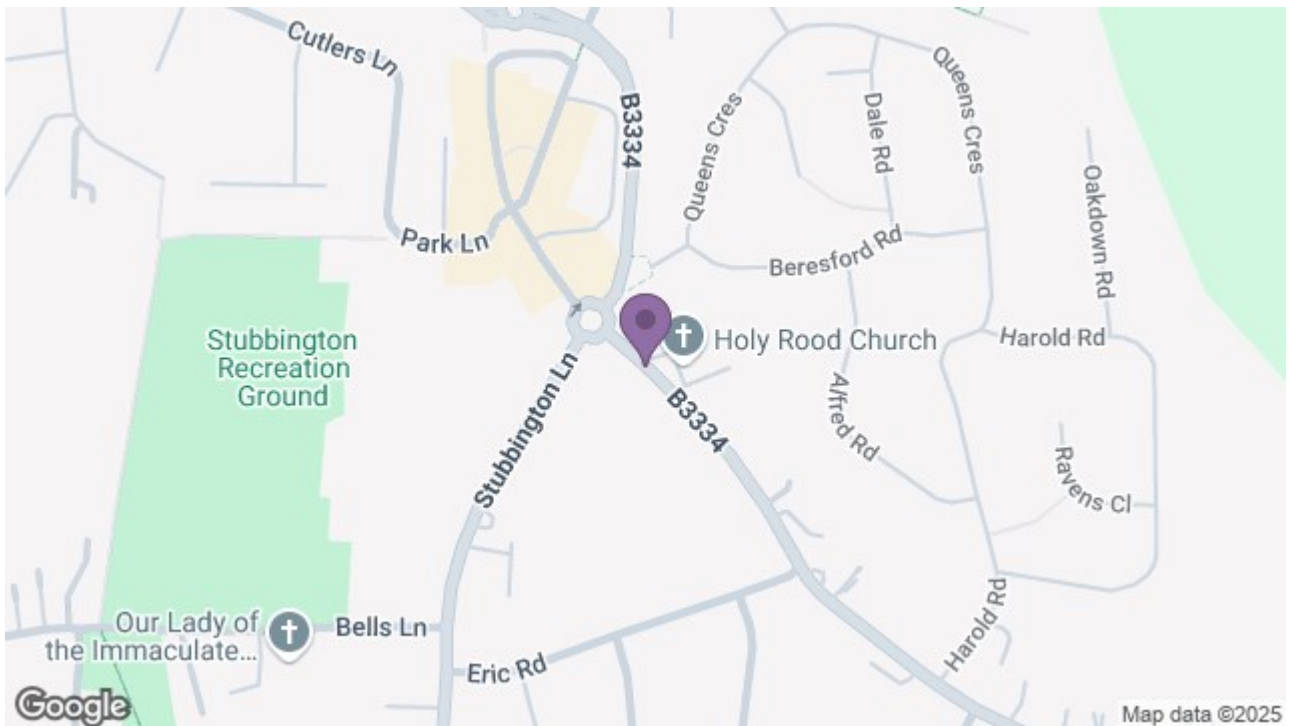
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Ground Floor



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



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