

## 15 THE FAIRWAYS, FARLINGTON, PORTSMOUTH



**£194,995** Leasehold

We're pleased to present to the market this beautifully presented two bedroom apartment situated in the convenient location of The Fairways, Farlington. The property boasts two double bedrooms, a spacious open plan kitchen and living area and a modern fitted bathroom suite. The property also has the added benefit of an allocated parking space close by as well as visitor parking also available. We believe that this property would be ideal for a first time buyer or investment opportunity. To arrange your viewing contact our Drayton Office today!



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EPC TO FOLLOW

## COMMUNAL ENTRANCE

Security intercom and communal front door, stairs leading to first floor.

## ENTRANCE HALL

## LOUNGE/KITCHEN

### KITCHEN AREA

10' 2" x 8' 0" (3.1m x 2.44m)

### LOUNGE AREA

19' 9" x 10' 3" (6.02m x 3.12m)

### BEDROOM ONE

18' 6 max" x 8' 7 max" (5.64m x 2.62m)

### BEDROOM TWO

15' 0 max" x 9' 3 max" (4.57m x 2.82m)

## BATHROOM

## ALLOCATED PARKING SPACE





# LEASE INFORMATION:



As of May 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Dacks Property Management

**Balance of Lease:** 132 years as of 08/05/2025

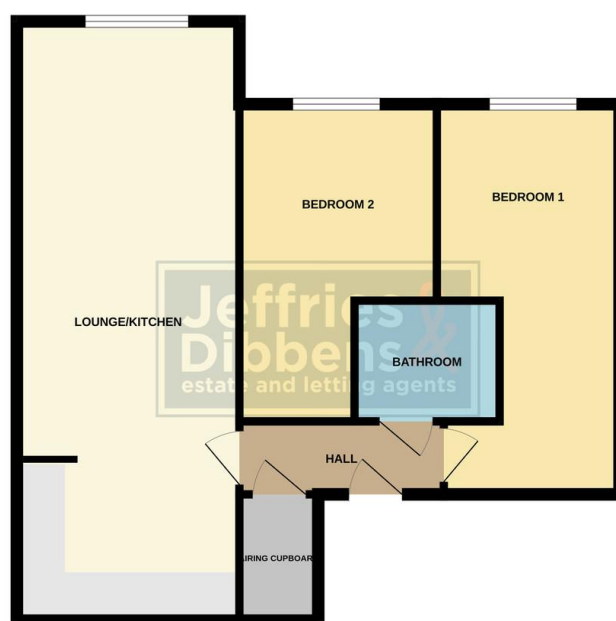
**Ground Rent Charges:** £62.50 every 6 months.

**Maintenance/Service Charges:** £1337.31 per annum

**Maintenance /Service Charges Review Period:** Jan - Dec

**Building Insurance:** Covered in the service charge.

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



While every attempt has been made to ensure the accuracy of the description contained here, measurements of floors, windows, doors 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.  
Made with Metreplan 12/2023

## OFFICE ADDRESS

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## OFFICE DETAILS

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