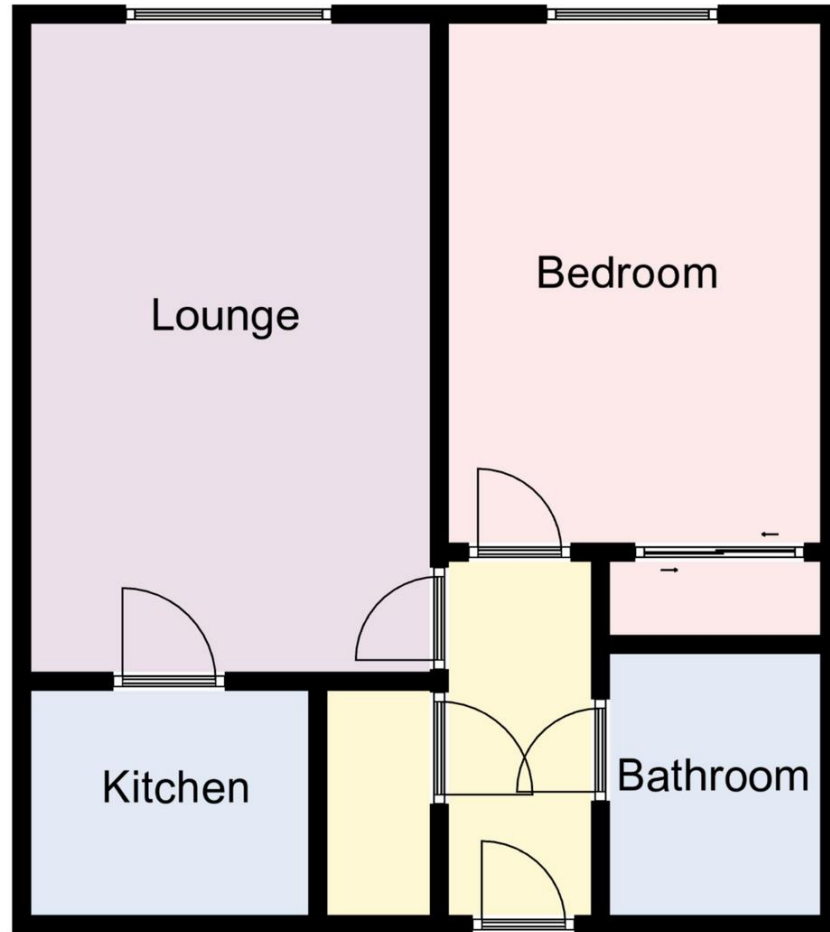


Property Reference:- F2005 Floor Plans (For illustrative purposes and not drawn exactly to scale)



Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold: Lease 125 years from 2003. Service Charge approx. £2318pa and Ground Rent £385pa. Both paid 6monthly in advance
 Property Type: - Retirement Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Electric Heating
 Broadband - Currently supplied. Average available download speed for this Postcode of 77MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Residents Parking
 Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?
 Fenwicks Estate Agents has further information as provided by current vendor

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Offers In Excess Of: £100,000
 46 Acacia Lodge, Trinity Street, Fareham, PO16 7SX



- One Double Bedroom Retirement Apartment
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Double Glazing
- Electric Heating
- Close to Fareham Town Centre, Train Station and Local Amenities
- Residents' Lounge, Launderette, Delightful Communal Gardens
- On-Site Manager
- Residents' Parking
- NO ONWARD CHAIN

The Accommodation Comprises:-

Front door with spyglass inset into:-

Entrance Hall:-

Coving to textured ceiling, dado rail, emergency bell pull, airing cupboard with tank, shelves, fuse box and meter, glazed door into:-

Lounge:-

16' 8" x 10' 2" (5.08m x 3.10m)

Double glazed window to rear elevation, coving to textured ceiling, electric wall heater, glazed door to:-



Kitchen:-

7' 5" x 5' 9" (2.26m x 1.75m)

Range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob with extractor hood over, freezer, wall heater, coving to textured ceiling.



Bedroom :-

13' 9" x 9' 6" (4.19m x 2.89m)

Double glazed window to rear elevation, coving to textured ceiling, electric wall heater, wardrobe unit.



Bathroom:-

6' 10" x 5' 6" (2.08m x 1.68m)

Coving to textured ceiling, light and shaver socket, wall-mounted mirror, close-coupled wc, wash hand basin inset vanity unit, panelled bath, shower screen, shower over, wall heater, extractor, heated towel rail.



Outside:-

Gated entrance, parking for residents, communal gardens.



Communal Facilities:-

Guest Room, Communal Lounge, Laundry room, On-site Manager.

