

Property Reference:- F2129 Floor Plans (For illustrative purposes and not drawn exactly to scale)



£225,000

12 Carisbrooke Court, North Square, Fareham, PO17
5FX



Nota Bene

Council Tax Band: - Winchester City Council. Tax Band C
Tenure: - Leasehold. approx 89 Years on lease. Service Charge £2,200pa: Ground Rent £200pa
Property Type: -Second Floor apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Electric Heating
Broadband - Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Allocated
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		
69-80	C		78 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

- Situated in Knowle Village
- Two Double Bedroom Second Floor Apartment
- Entrance Hall
- Open-Plan Lounge/Kitchen
- Bath & Shower Room
- Communal Garden
- Parking
- NO ONWARD CHAIN!

The Accommodation Comprises:-

Front door with telephone entry system into communal hallway leading to door into:-

Entrance hall:-

Flat ceiling with smoke detector and spotlighting inset, electric heater, cupboard with fuse box and meters, further cupboard housing hot water cylinder tank, door to:-

Lounge Area:-

23' 10" x 15' 1" (7.26m x 4.59m) Maximum Measurements

Two windows to side elevation, flat ceiling with lighting inset, electric heater.



Kitchen Area:-

Range of base and eye level units with roll top work surfaces, integrated oven and hob with concealed extractor over, one and a half bowl stainless steel sink unit with mixer tap, space for washing machine and fridge/freezer.



Bedroom 1:-

13' 2" x 12' 1" (4.01m x 3.68m) Maximum Measurements

Window to side elevation, electric heater, sliding mirror-fronted doors to wardrobe unit with shelving and rail.



Bedroom 2:-

10' 7" x 9' 3" (3.22m x 2.82m)

Window to side, electric heater.



Bath & Shower Room:-

9' 6" x 8' 4" (2.89m x 2.54m)

Window to side, close-coupled wc, wash hand basin with mixer tap, mirror-fronted cupboard over with shaver socket inset, tiled bath with hand shower attachment, shower cubicle with sliding door and electric shower, tiled to dado rail height with complimentary floor tiling.

