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



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 Floo apartment Property Construction: - Traditional

Electricity Supply: - Mains Water Supply: - Mains Sewerage: - Mains Heating: - Electric Heating

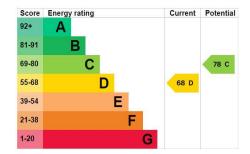
Broadband - Potential broadband speeds - https://www.openreach.com/fibre-

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



£225,000

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



- 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.

