

The Accommodation Comprises:-

Front door to:-

Communal Entrance Hall:-

Security entry system, front door into:-

Entrance Vestibule:-

Door to:-

Open-plan Living Room:- 25' 6" x 19' 2" (7.77m x 5.84m) Max

Kitchen/dining and lounge area: Deep cupboard for storage containing mega-flow boiler, stairs to living area with windows enjoying views to the front of the property, casement door giving access to front and side elevations, superb range of base and eye level units with work surfaces, underlighting to wall units, ceramic hob with stainless steel extractor over, Neff oven and grill, one and a half bowl stainless steel sink unit with mixer tap, breakfast peninsula bar, recess for refrigerator, integrated washer/dryer, integrated dishwasher, dining area with space for table and chairs, cupboards. Sitting area enjoying views with two radiators, lighting inset ceiling, door giving access to basement via steps with space for fridge/freezer / electrical appliance and storage.

Bedroom 1:- 14' 4" x 13' 3" (4.37m x 4.04m) Maximum Measurements

Sliding patio doors enjoying views and accessing the courtyard and rear garden, radiator, door to:-

En-Suite Bathroom:- 11' 8" x 5' 1" (3.55m x 1.55m) Max

Panelled bath with central mixer tap and hand shower attachment, shower screen, close-coupled WC, circular bowl with mixer tap with vanity unit under, chrome towel rail, shaver socket, tiled floor, tiled floor.

Bedroom 2:- 15' 3" x 10' 1" (4.64m x 3.07m) ~Max

Window to side elevation, radiator.

Bathroom:- 10' 8" x 4' 7" (3.25m x 1.40m) Maximum Measurements

Panelled bath with central mixer tap, hand shower attachment, shower screen, close coupled WC, wash hand basin with mixer tap inset vanity unit, tiled with complimentary floor tiling, inset lighting and extractor.

Outside:-

Parking for residents and visitor parking, garage with electric up and over door, delightful rear garden with easily maintained lawns , fine array of shrubs and bushes and shed to the rear.

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Council Tax Band: - Fareham Borough Council. Tax Band C

Tenure: - Leasehold - share of Freehold. Maintenance / Service Charge of £1,672.8

Property Type: - Split level Ground Floor Flat

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connected to the property with Sky. Average

speed for Postcode of 1130MB: Please check here for potential

broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: The current seller informs us that they have mobile

signal and are no current black spots. Please check here for all

networks - <https://checker.ofcom.org.uk/>

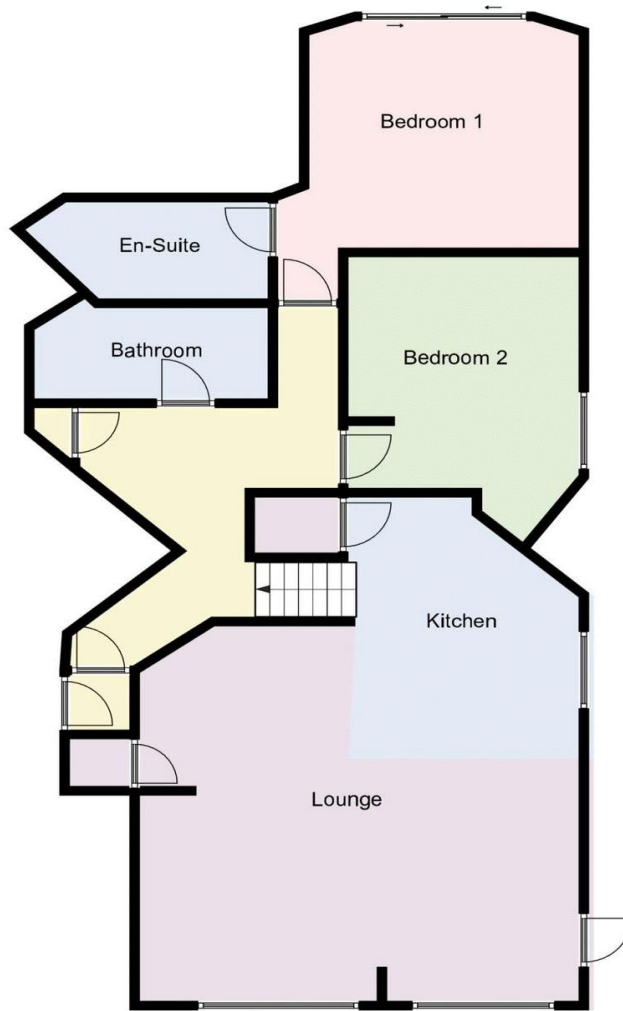
Parking: Garage with residents and visitor parking

Flood Risk: - Please check flood risk data at the Environment Agency's

website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

More information available from Fenwicks Estates





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	70 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Share of Freehold

Council Tax Band: C

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

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£399,000

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