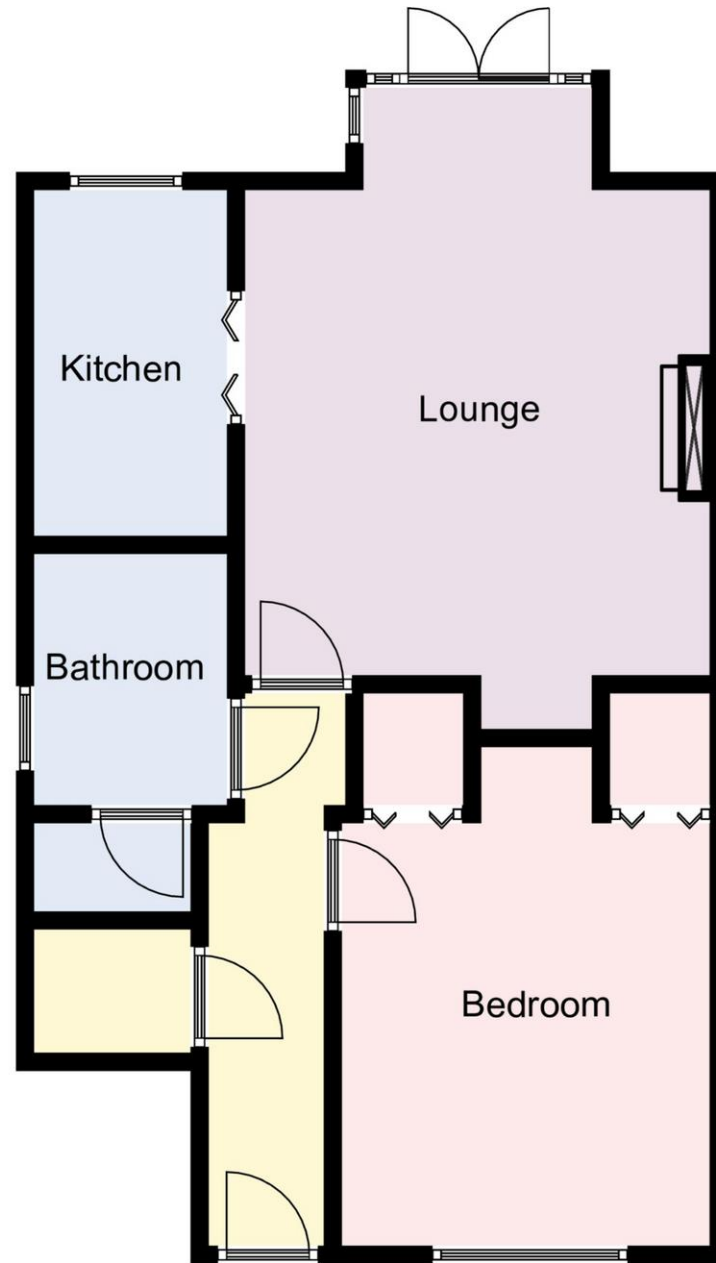


Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band C
 Tenure: - Leasehold. 999 year lease from 1 Jan 90. Maintenance Charges £1237pa. inclusive water and waste Ground Rent £75pa
 Property Type: - Ground Floor Retirement Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Gas Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Central Heating
 Broadband - Currently supplied. Average available download speed for this Postcode of 1130MB: 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		
69-80	C		69 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

£145,000

5 Croad Court, 6a High Street, Fareham, PO16 7AN



- Situated Close To The Town Centre
- Ground Floor Retirement Apartment
- One Double Bedroom
- Entrance Hall
- Lounge
- Kitchen
- Shower Room
- Residents Parking
- Courtyard Garden
- NO ONWARD CHAIN

Kitchen:-
9' 3" x 6' (2.82m x 1.83m)

Window to rear, coving to textured ceiling, fluorescent strip light, base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integrated Zanussi oven and gas hob with concealed extractor over.



Shower Room:-
6' 10" x 6' 9" (2.08m x 2.06m) Maximum Measurements

Coving to textured ceiling, wall-mounted extractor, wall-mounted light, mirror fronted storage unit, long-line chrome towel rail, close-coupled wc wash hand basin, shower cubicle with shower screen and seat, door to storage cupboard with shelving and hot water tank.



Agents Notes:-
This Property is Leasehold.

The Accommodation Comprises:-

Front door into:-

Entrance Hall:-

Coving to textured ceiling with smoke detector inset, radiator, airing cupboard with shelving and storage, cupboard housing fuse box door to:-

Lounge:-
17' 2" x 11' 7" (5.23m x 3.53m)

Coving to textured ceiling, smoke detector inset, wall-mounted lights, radiator, electric fire with brass trim and marble style inset, double opening French doors giving access and enjoying views of the rear courtyard, bi-folding door to:-



Bedroom:-
13' 4" x 9' 3" (4.06m x 2.82m) Maximum Measurements

Window to front, coving to textured ceiling, radiator, recess for shelving, built-in wardrobe units.



Outside:-

Rear courtyard with patio area for sitting and socialising purposes, water tap, shingled area for ease of maintenance, pathway to side access and some mature shrubs, trees and bushes. Parking Space.

