

One Double Bedroom Ground Floor Apartment situated within easy reach of Fareham town centre and enjoying views of Fareham Quay with its own private courtyard and own entrance and benefitting from underground secure parking.

The Accommodation Comprises:-

Telephone entry security system. Front door into:

Entrance Hall:-

Tiled floor, radiator, smoke detector, cupboard with storage and air purifying system.

Living Room/Kitchen:- 23' 6" Plus Recess x 11' Maximum Measurement (7.16m x 3.35m)

Living Area: Double glazed windows and casement door giving access to front courtyard garden, radiator, space for table and chairs. Kitchen Area: One and a half bowl stainless steel sink unit with mixer tap, integrated washing machine, fridge freezer, gas hob and splash-back and extractor hood over, NEFF oven and grill, tiled floor.

Bedroom:- 12' 3" Plus Recess x 10' 9" (3.73m x 3.27m)

Windows to front and side elevations, radiator, flat ceiling with lighting inset, sliding doors to mirror fronted wardrobe unit.

Bathroom:- 6' 10" x 6' 6" (2.08m x 1.98m)

Close coupled WC, pedestal wash hand basin with mixer tap, panelled bath with shower screen and shower over, partly tiled, complimentary floor tiling, chrome towel rail.

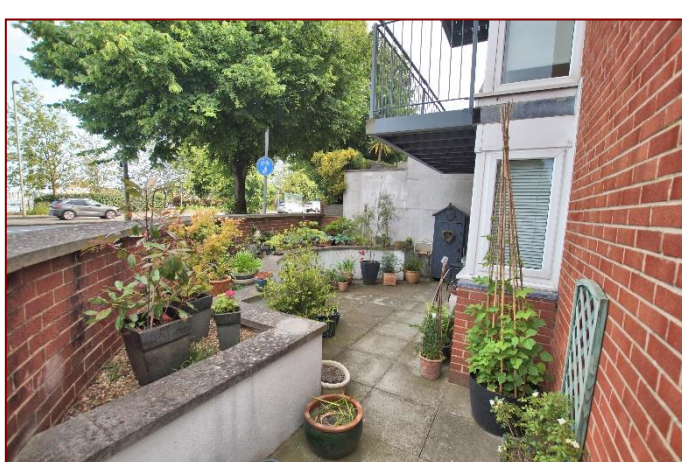
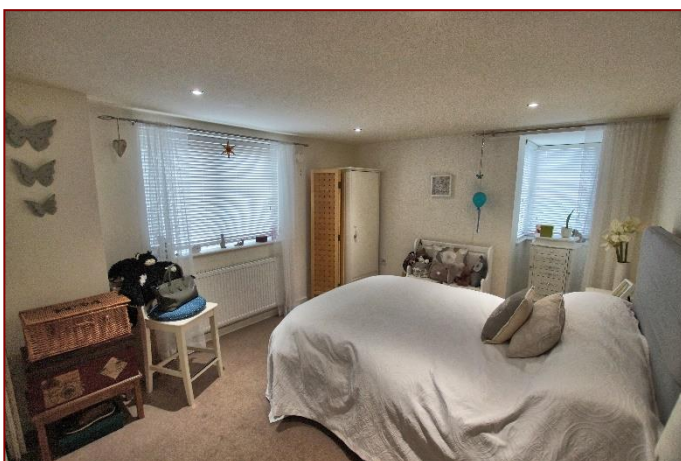
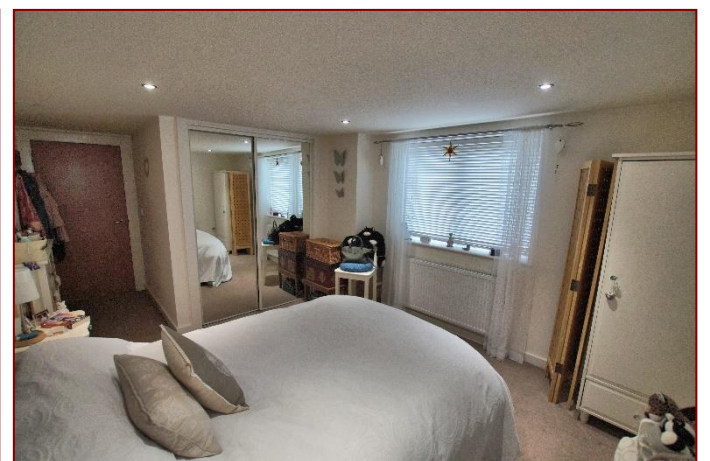
Outside:-

Attractive courtyard garden to the front and side with shingle beyond, gate and steps giving access to Elmhurst Road. Secure underground parking for residents, entrance to the apartment is next to the parking bay.

Nota Bene:

Council Tax Band: B Fareham Borough Council.
 Tenure: - Leasehold: Lease is 125 years from 2008: Maintenance Fee: £2,854.95 pa: Ground Rent: £175 pa
 Property Type: - Ground Floor Apartment
 Property Construction: - Traditional
 Electricity Supply: - OVO
 Gas Supply:- OVO
 Mains Water Supply: - Portsmouth Water
 Mains Sewerage: - Southern Water
 Mains Heating: - Central Heating
 Broadband - Average available speed for this Postcode of 152MB: Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>
 Mobile signal: Please check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Garage and Allocated Parking
 Flood Risk: - Please check flood risk data at the Environment Agency website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)

Fenwicks Estate Agents has further information as provided by current vendor





Awaiting EPC

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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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£175,000

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