

Offered for sale with no onward chain, this is a superbly appointed and well presented first floor two double bedroom retirement apartment in the ever popular Faregrove Court in central Fareham with communal gardens, communal lounge and parking.

- Two Double Bedroom Retirement Apartment
- Situated on First Floor with Lift and Stairs
- Situated Close to Fareham Town Centre, Railway Station and Local Amenities
- Well Presented Living Accommodation
- Fitted Kitchen
- Refitted Shower Room
- Communal Lounge, Stunning Gardens and Residents' Parking
- On-Site Manager
- Parking For Residents
- No Onward Chain

The Accommodation Comprises:-

Communal entrance hall with stairs and lift to first floor. Front door with obscured spy glass inset into:

Entrance Hall:-

Coving to textured ceiling, telephone entry system, emergency bell-pull, electric heater, cupboard housing fuse box and meter, smoke detector, airing cupboard with cylinder tank and shelves and cloak hanging space.

Lounge/Dining Room:- 20' 5" x 10' 10" (6.22m x 3.30m) Maximum Measurements

Obscured double glazed window to side elevation, double glazed bay window to front elevation, coving to textured ceiling, emergency bell-pull. Dimplex electric wall heater, electric fireplace, double opening glazed doors into:

Kitchen:- 8' 11" x 5' 9" (2.72m x 1.75m)

Double glazed window to front elevation, coving to textured ceiling, electric wall heater, emergency bell-pull, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, oven and grill, hob with extractor hood over, microwave, space for electrical appliance, integrated freezer.

Bedroom 1:- 15' 6" Plus Recess x 9' 3" (4.72m x 2.82m)

Double glazed window to front elevation, coving to textured ceiling, emergency bell-pull, fitted wardrobe unit, electric wall heater.

Bedroom 2:- 11' 4" x 8' 11" (3.45m x 2.72m) Maximum Measurements

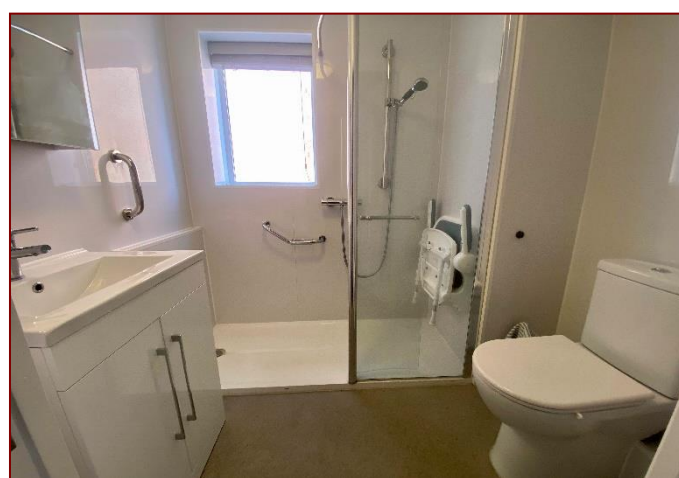
Double glazed window to front elevation, coving to textured ceiling, wall mounted electric heater, emergency bell-pull.

Shower Room:- 6' 8" x 5' 2" (2.03m x 1.57m)

Obscured double glazed window to side elevation, coving to textured ceiling, close coupled WC, wash hand basin inset vanity unit, shower cubicle with seat, chrome heated towel rail, wall mounted mirror fronted vanity unit, extractor fan.

Communal Facilities:-

Guest suite (available for a small fee), communal lounge and kitchen, laundry room, communal gardens, parking for residents, storage area for mobility scooters. gated entrance with secure telephone entry system, on-site manager.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Council Tax Band: - Fareham Borough Council. Tax Band C
 Tenure: - Leasehold. Maintenance is approximately: £5,000pa, Ground Rent £460pa, 106 Years Remaining
 Property Type: - First Floor Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains, Octopus
 Water Supply: - Mains, Included in the Maintenance Charge
 Sewerage: - Mains, Included in the Maintenance Charge
 Heating: - Electric Heating
 Broadband - Unknown. Average available download speed for this Postcode of 24MPS: Potential broadband speeds - 80MPS <https://www.openreach.com/fibre-broadband>
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
 Parking: Unallocated 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



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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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£180,000

DRAFT DETAILS

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