

**NO ONWARD CHAIN.** Two bedroom ground floor retirement apartment for the over 55's with its own entrance to living room and situated close to Fareham's town centre and all its amenities.

**The Accommodation Comprises:-**

Door to communal entrance hall with front door into:

**Entrance Hall:-**

Textured ceiling, airing cupboard with tank and shelving, further storage cupboard, fuse box, Dimplex electric wall heater, smoke detector.

**Lounge/Dining Room:-** 19' 5" x 14' 2" (5.91m x 4.31m) Maximum Measurements

Double glazed windows to side and rear elevations, wall heater, French doors giving access to rear, textured ceiling, emergency bell pull.

**Kitchen:** 7' 2" x 7' 2" (2.18m x 2.18m)

Range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, space for fridge/freezer, space for oven, extractor fan.

**Bedroom 1:-** 11' 2" x 9' 2" (3.40m x 2.79m)

Double glazed window, electric wall heater, textured ceiling.

**Bedroom 2:-** 9' 5" x 6' 8" Into Wardrobes (2.87m x 2.03m)

Double glazed window, textured ceiling, electric wall heater, fitted wardrobe cupboards.

**Shower Room:-** 7' 2" x 5' 10" (2.18m x 1.78m)

Close coupled WC, wash hand basin, shower cubicle with Triton shower, wall heater, wall light, chrome heated towel rail, emergency bell pull, vanity unit.

**Cedar Court:-**

Parking for residents. Please note there is a laundry room, there is also a manager on-site.

**Nota Bene**

**Council Tax Band:** - Fareham Borough Council. Tax Band B

**Tenure:** - Leasehold. Maintenance is approximately: £3,588pa, Ground Rent £12pa, 150 Years Remaining

**Property Type:** - Ground Floor Retirement Apartment for Over 55's

**Property Construction:** - Traditional

**Electricity Supply:** - Mains,

**Water Supply:** - Mains

**Sewerage:** - Mains

**Heating:** - Electric Heating

**Broadband - Unknown.** Average available download speed for this

**Postcode of 1800MPS:** Potential broadband speeds - 120MPS

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

**Mobile signal:** Available - check here for all networks -

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

**Parking:** Unallocated Parking

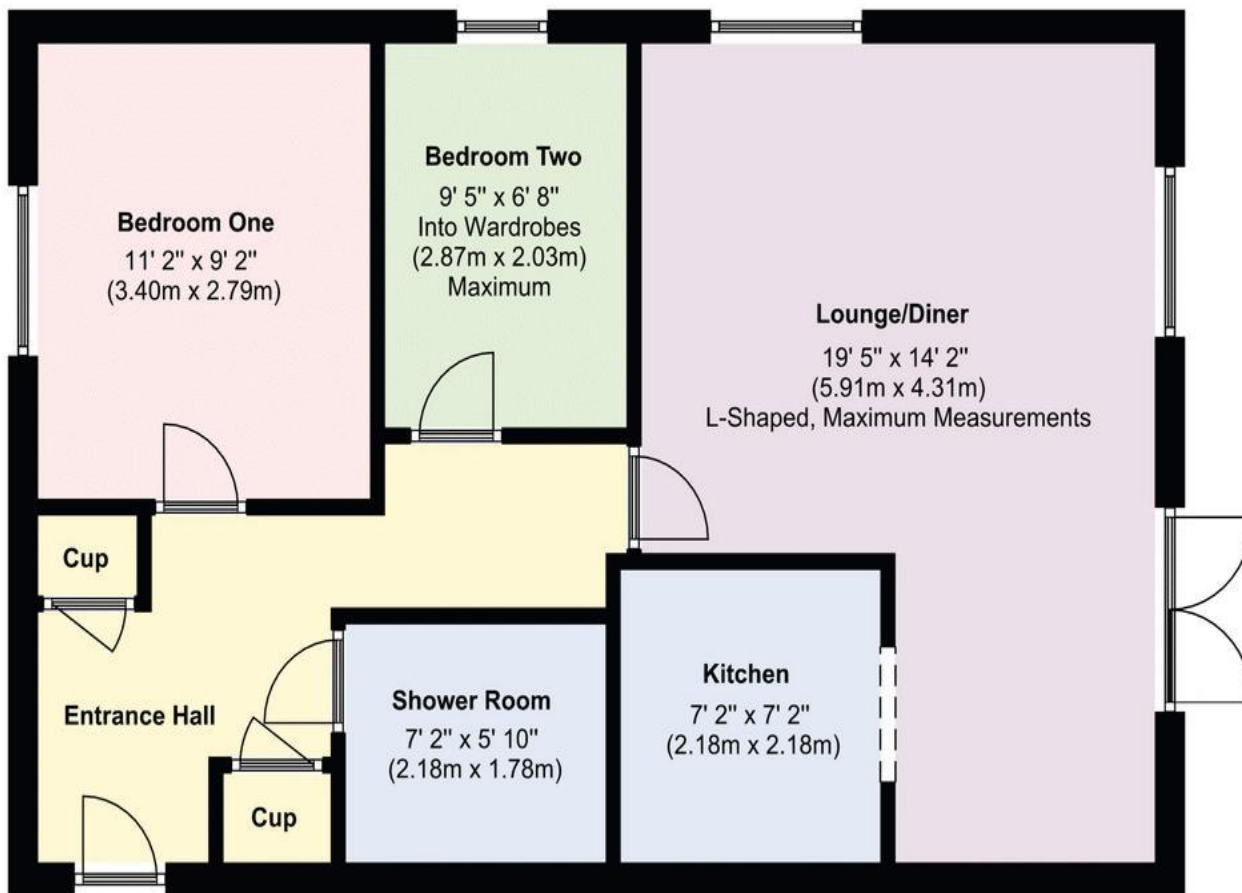
**Flood Risk:** - Check at the Environment Agency's website

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

Fenwicks Estate Agents has further information as provided by current vendor







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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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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**Money Laundering Regulations 2017:** Intending purchasers will be required to produce identification documentation once an offer is accepted.



£135,000

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**Fenwicks**

THE INDEPENDENT ESTATE AGENT