

Situated to the north of Fareham, this two bedroom first floor apartment has allocated parking and an extended lease.

- Two Bedrooms
- First Floor Purpose Built Apartment
- Lounge/Dining Room
- Kitchen
- Shower Room
- Gas Central Heating
- Double Glazing
- Leasehold
- Allocated Parking

**The Accommodation Comprises:-**

Door into communal entrance hall via telephone security system, stairs to first floor, door into:

**Entrance Hall:-**

Textured ceiling, inset spot lighting, access to loft, door to storage cupboard with shelving, double opening doors to further storage cupboard.

**Lounge/Dining Room:- 17' 9" x 15' 1" (5.41m x 4.59m) L-Shaped, Maximum Measurements**

Double glazed windows to front elevation, radiator, coved and textured ceiling, serving hatch from kitchen.

**Kitchen:- 8' 2" x 7' 9" (2.49m x 2.36m)**

Double glazed window to side elevation, textured ceiling, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, recess for oven, space for dishwasher, space for fridge freezer, wall mounted gas central heating boiler.

**Bedroom 1:- 11' 4" x 8' 11" (3.45m x 2.72m)**

Double glazed window to rear elevation, textured ceiling, radiator.

**Bedroom 2:- 8' 11" x 5' 11" (2.72m x 1.80m)**

Double glazed window to rear elevation, textured ceiling.

**Shower Room:- 8' 2" x 5' 4" (2.49m x 1.62m)**

Obscured double glazed window to side elevation, textured ceiling, close coupled W.C., wash hand basin inset vanity unit, shower cubicle, radiator, heated towel rail.

**Outside:-**

Allocated parking space.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band B  
Tenure: - Leasehold. Maintenance is approximately: £1,200 pa, including ground Rent.

TBC Years Remaining

Property Type: - First Floor Apartment

Property Construction: - Traditional

Electricity Supply: - Mains,

Water Supply: - Mains,

Sewerage: - Mains

Heating: - Gas Central Heating

Broadband - Unknown. Average available download speed for this Postcode of 67-80 MPS: Potential broadband speeds - 80MPS

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

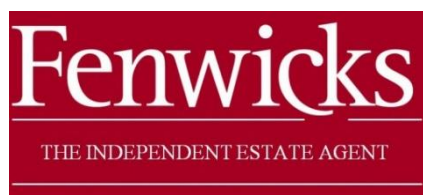
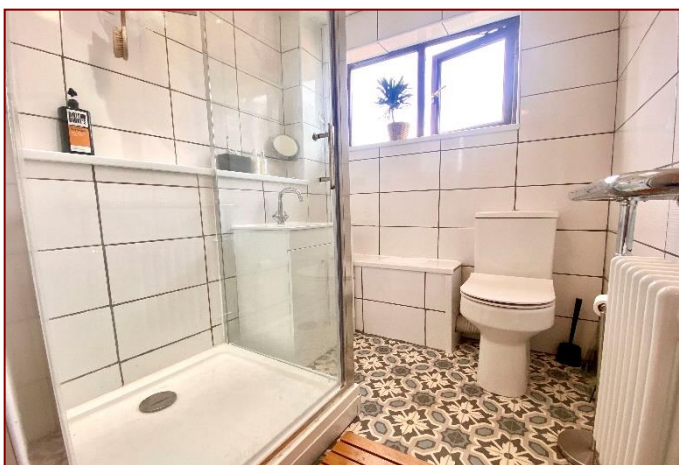
Mobile signal: Available - check here for all networks -

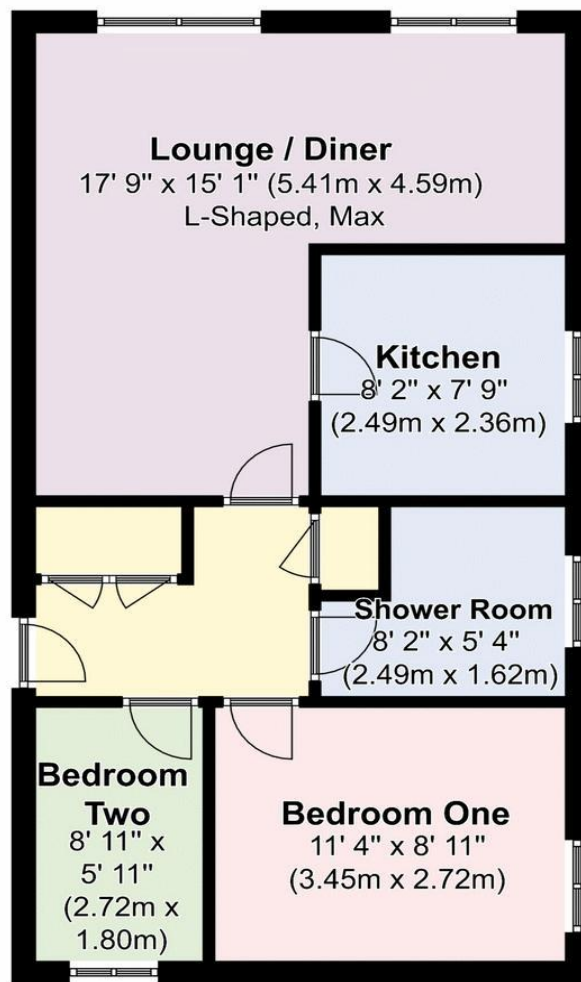
<https://checker.ofcom.org.uk/>

Parking: Allocated 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





Awaiting EPC

**Disclaimer:** These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

**Data Protection:** We retain the copyright in all advertising material used to market this Property.

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



£175,000

22 Stirling Court, Inverness Avenue, Fareham, PO15 6DX

\*DRAFT DETAILS\*

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT