

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.

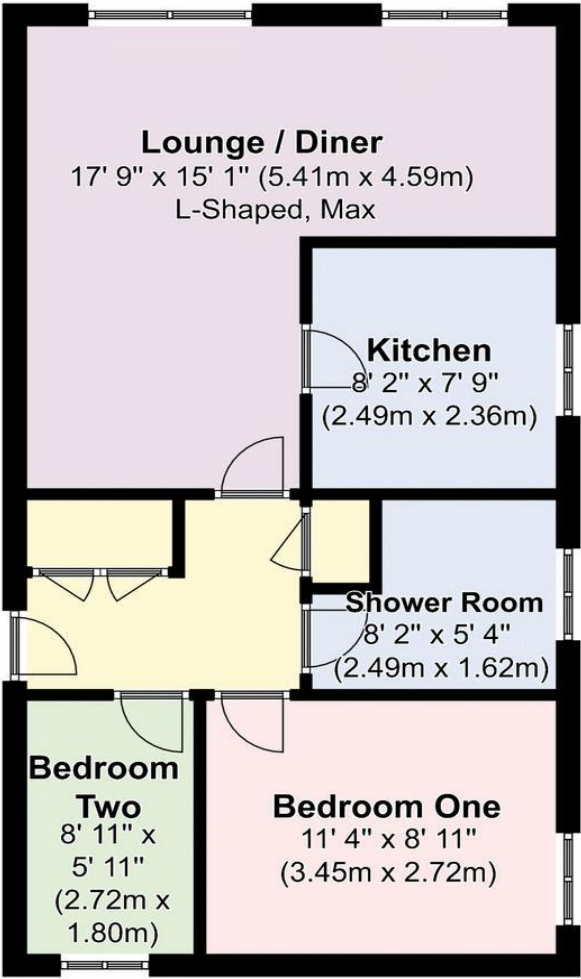
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Council Tax Band: - Fareham Borough Council. Tax Band B  
Tenure: - Leasehold. Maintenance is approximately: £1,200 pa, including ground Rent.  
TBC Years Remaining  
Property Type: - First Floor Apartment  
Property Construction: - Traditional  
Electricity 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







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	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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