

**NO ONWARD CHAIN.** Well presented one bedroom retirement apartment in central Fareham with refitted shower room and refitted kitchen and enjoying the benefit of excellent communal facilities.

- One Bedroom First Floor Retirement Apartment
- No Onward Chain
- Lounge
- Kitchen
- Shower Room
- Large Utility Cupboard
- Electric Heating and Double Glazing
- Parking for Residents
- Excellent Communal Facilities including Lounge, Buggy Store, Laundry Room, Communal Gardens and On-Site Manager
- Town Centre Location Close to Shops, Health Centre, Train Station

**The Accommodation Comprises:-**  
Front door with obscured spy glass inset into:

**Entrance Hall:-**  
Coving to textured ceiling, smoke detector, door into deep storage cupboard with shelf, cloak hanging space, fuse box, meters.

**Lounge:-** 16' 4" x 10' 3" (4.97m x 3.12m)  
Double glazed window, coving to textured ceiling, wall mounted storage heater concealed within unit.

**Kitchen:-** 7' 4" x 5' 4" (2.23m x 1.62m)  
Double glazed window to rear elevation, flat ceiling, range of base and eye-level units with work surfaces, single bowl stainless steel sink unit with mixer tap, integrated oven with hob and extractor hood over, integrated microwave, fridge, dishwasher, under lighting to wall units.

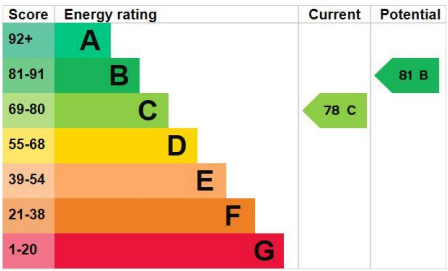
**Bedroom:-** 13' 1" x 8' 7" (3.98m x 2.61m)  
Double glazed window, coving to textured ceiling, emergency bell-pull, built-in wardrobe units, wall mounted heater.

**Shower Room:-** 7' 2" x 5' 3" (2.18m x 1.60m)  
Flat ceiling, tiled, chrome heated towel rail, shower cubicle, wash-hand basins inset vanity unit, close coupled WC with concealed cistern, extractor fan, emergency bell-pull.

**Agent's Note:-**  
Homefayre House benefits from: On Site Manager, emergency bell-pulls, resident and visitor parking, communal gardens, communal lounge.







**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band A  
Tenure: - Leasehold. Maintenance is: £2,939.38 per annum, Ground Rent £449.62 per annum, 61 Years Remaining  
Property Type: - First Floor Apartment  
Property Construction: - Traditional  
Electricity Supply: - Mains,  
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 76MPS: 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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