

NO ONWARD CHAIN. Well presented two bedroom ground floor retirement 'bungalow-like' apartment with its own front door in addition to communal access. Situated close to local shops and doctors and enjoying excellent communal facilities including parking, on-site manager, lounge, guest suite and gardens.

The Accommodation Comprises:-
Front door with obscured spyglass inset into:

Entrance Hall:-
Textured ceiling, cloak hanging space, airing cupboard with cylinder tank and shelves.

Lounge:- 13' x 11' 6" (3.96m x 3.50m)
Double glazed window to front elevation, textured ceiling.

Kitchen:- 11' 5" x 5' 9" (3.48m x 1.75m)
Double glazed window to front 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 for fridge freezer, space for oven, extractor hood, space for dishwasher and washing machine, chrome heated towel rail.

Bedroom 1:- 13' 1" x 12' 2" (3.98m x 3.71m) Maximum Measurements
Double glazed window to rear elevation, coving to textured ceiling, wall mounted Dimplex electric wall heater, built-in wardrobe cupboard.

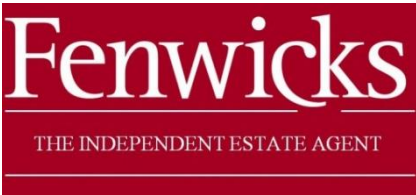
Bedroom 2:- 13' 1" x 6' 8" (3.98m x 2.03m) Maximum Measurements
Double glazed casement door, giving access to communal gardens, built-in wardrobe with shelves, built-in cupboard with hanging rail and shelf.

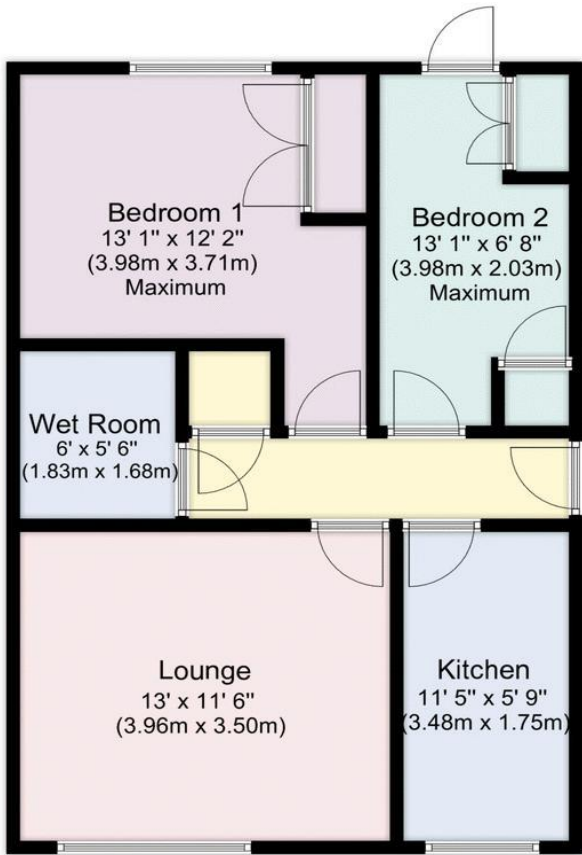
Wet Room:- 6' x 5' 6" (1.83m x 1.68m)
Textured ceiling, fully tiled, emergency bell pull, heated towel rail, close coupled W.C., wash hand basin inset vanity unit, shower, rail and curtain, wall mounted mirror-fronted vanity unit.

Buckingham Court:-
Parking for residents, communal lounge with Kitchen area, communal gardens, guest suite (available for a small fee and pre-booking), on-site manager.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band D
Tenure: - Leasehold. Maintenance is approximately: £3,444 pa, 90 Years Remaining (125 years from 1990)
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains
Sewerage: - Mains
Heating: - Electric Heating
Broadband - Unknown. Average available download speed for this Postcode of 1600MPS: Potential broadband speeds - 76MPS
<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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DRAFT DETAILS

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