

NO ONWARD CHAIN. Beautifully presented one bedroom retirement apartment with Juliet Balcony overlooking the delightful communal gardens, spacious living accommodation, refitted shower room and situated in a highly sought after town centre location with excellent communal facilities and parking.

- Beautifully Presented One Bedroom Second Floor Retirement Apartment
- Lounge/Dining Room with Juliet Balcony
- Kitchen
- Refitted Shower Room
- Electric Heating
- Double Glazing
- On-Site Manager
- Excellent Communal Facilities and Parking
- Convenient for Fareham Town Centre & Local Amenities
- No Onward Chain

The Accommodation Comprises:-

Telephone security system into communal hallway, stairs and lift to all floors, and the apartment is found on the second floor. Front door with spy glass inset into:

Entrance Hall:-

Smoke detector, emergency bell-pull, door to airing cupboard with cylinder tank, shelves and cloak hanging space.

Lounge/Dining Room:- 17' 8" x 11' 3" (5.38m x 3.43m) Maximum Measurements

Double glazed door giving access to Juliet balcony, obscured double glazed window to side elevation, coving to textured ceiling, fireplace, Dimplex electric wall heater, emergency bell pull, door to cupboard with fuse box and meters.

Kitchen:- 9' x 5' 9" (2.74m x 1.75m)

Double glazed window to rear elevation, coving to textured ceiling. Creda wall heater, emergency bell-pull, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob with extractive hood over, microwave, fridge, partly tiled.

Bedroom:- 15' 9" x 8' 8" (4.80m x 2.64m) Maximum Measurements

Double glazed window to rear elevation, coving to textured ceiling, wall mounted Creda electric heater, emergency bell pull, mirror fronted doors to wardrobe unit.

Shower Room:- 6' 9" x 5' 7" (2.06m x 1.70m)

Obscure double glazed window to side elevation, coving to textured ceiling, tiled, close coupled W.C., wash hand basin inset vanity unit, heated towel rail, shower cubicle, Dimplex wall heater, extractor fan.

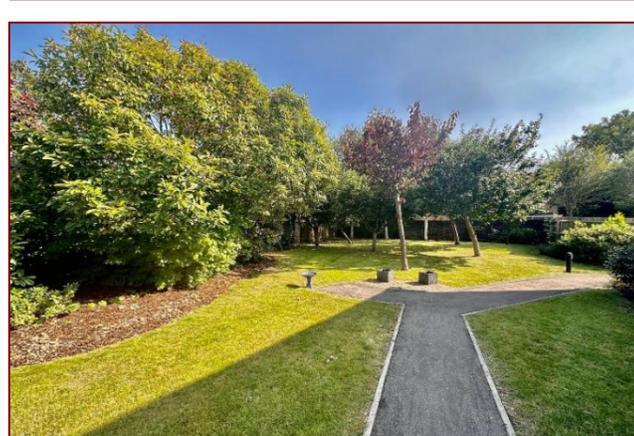
Faregrove Court:-

This property is leasehold. There is a manager onsite, residents communal lounge, gated entrance to secure parking for residents and delightful gardens. External covered area for storage and charging of mobility scooter.

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Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold. Maintenance is approximately: £3432 pa, Ground Rent £395pa, 105 Years Remaining
 Property Type: - Second Floor Retirement 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 24MPS: 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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	83 B
69-80	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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£120,000

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DRAFT DETAILS

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

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