

Two doubled bedroom ground floor apartment with driveway for parking, good sized enclosed rear garden, modern kitchen and modern bathroom.

- Two Double Bedroom Ground Floor Apartment
- Well Presented Living Accommodation
- Modern Kitchen and Bathroom
- Living Room with Bay Window
- Double Glazing and Gas Central Heating
- Driveway for Off Road Parking
- Good Sized Enclosed Rear Garden
- Recently Extended Lease, Expiring: 2198

**The Accommodation Comprises:-**

Front door with obscured double glazed panel inset into:

**Entrance Hall:-**

Coving to flat ceiling, radiator, door to:

**Living Room:-** 15' 9" x 10' 8" (4.80m x 3.25m) Maximum Measurements

Double glazed bay window to rear elevation, long-line radiator.

**Kitchen:-** 8' 3" x 5' 9" (2.51m x 1.75m)

Double glazed window to rear elevation, double glazed door giving access to garden, coving to textured ceiling, range of base and eye level units with work surfaces, single bowl sink unit, hob, oven, extractor hood, space for fridge freezer, double opening doors to over-stairs storage cupboard, door into larder with window to rear elevation, textured ceiling, shelves.

**Bedroom 1:-** 13' 1" x 10' 8" (3.98m x 3.25m) Maximum Measurements

Part bay double glazed window to front elevation, coving to textured ceiling.

**Bedroom 2:-** 9' 10" x 9' 8" (2.99m x 2.94m)

Double glazed window to front elevation, obscured double glazed window to side elevation, coving to flat ceiling, long line radiator.

**Bathroom:-** 8' 3" x 5' 9" (2.51m x 1.75m)

Obscured double glazed window to rear elevation, coving to flat ceiling, partly tiled, panelled bath with shower over, shower screen, extractor fan, heated towel rail, close coupled W.C. with concealed cistern, wash hand basin inset vanity unit, mirror.

**Outside:-**

Driveway to the front for parking. Enclosed rear garden laid mainly to lawn with some shrubs, trees and bushes to the borders, outbuilding, gate to the side gives pedestrian access over the next door neighbours garden for access (bins etc.)

**Nota Bene:-**

Council Tax Band: - Fareham Borough Council. Tax Band A  
Tenure: - Leasehold. Maintenance is approximately: £550 pa, including ground Rent.

Lease expires in 2198

Property Type: - First Floor Apartment

Property Construction: - Traditional

Electricity Supply: - Mains, Octopus

Gas Supply - Mains, Octopus

Water Supply: - Mains, Portsmouth Water

Sewerage: - Mains, Southern Water

Heating: - Gas Central Heating

Broadband - Unknown. Average available download speed for this Postcode of 1600 MPS: <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks

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

Parking: Driveway

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	69 C	75 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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\*DRAFT DETAILS\*

£220,000  
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