

NO ONWARD CHAIN. Two bedroom retirement apartment with spacious lounge, separate kitchen and shower room. Communal lounge, gardens, on-site manager and parking.

- Two Bedroom First Floor Retirement Apartment
- Communal Entrance Hall, Telephone Entry System and On-Site Manager
- Lounge/Dining Room
- Kitchen
- Shower Room
- Communal Lounge and Laundry Room
- Electric Heating and Double Glazing
- Communal Gardens
- Parking
- No Onward Chain

The Accommodation Comprises:-
Front door via telephone entry security system into:

Communal Entrance Hall:-
Stairs and lift to all floors. Front door into:

Entrance Hall:-
Coving to ceiling, airing cupboard, Dimplex wall heater, further walk-in cupboard with cloak hanging space containing meters, smoke detector.

Lounge:- 17' 3" x 9' 10" (5.26m x 3m)
Double glazed bay window, coving to ceiling, two electric storage heaters, arch to:

Kitchen:- 6' 9" x 6' 9" (2.06m x 2.06m)
Double glazed window, range of base and eye level units with roll top work surfaces with single drainer stainless steel sink unit with mixer tap, electric hob with extractor over, oven and grill, space for refrigerator, breakfast bar, coving to ceiling, fluorescent strip light.

Bedroom 1:- 13' x 8' 6" (3.96m x 2.59m)
Double glazed window, coving to ceiling, Dimplex wall heater, mirror fronted sliding doors to wardrobe unit.

Bedroom 2:- 13' x 6' 9" (3.96m x 2.06m)
Double glazed window, coving to ceiling, Dimplex wall heater.

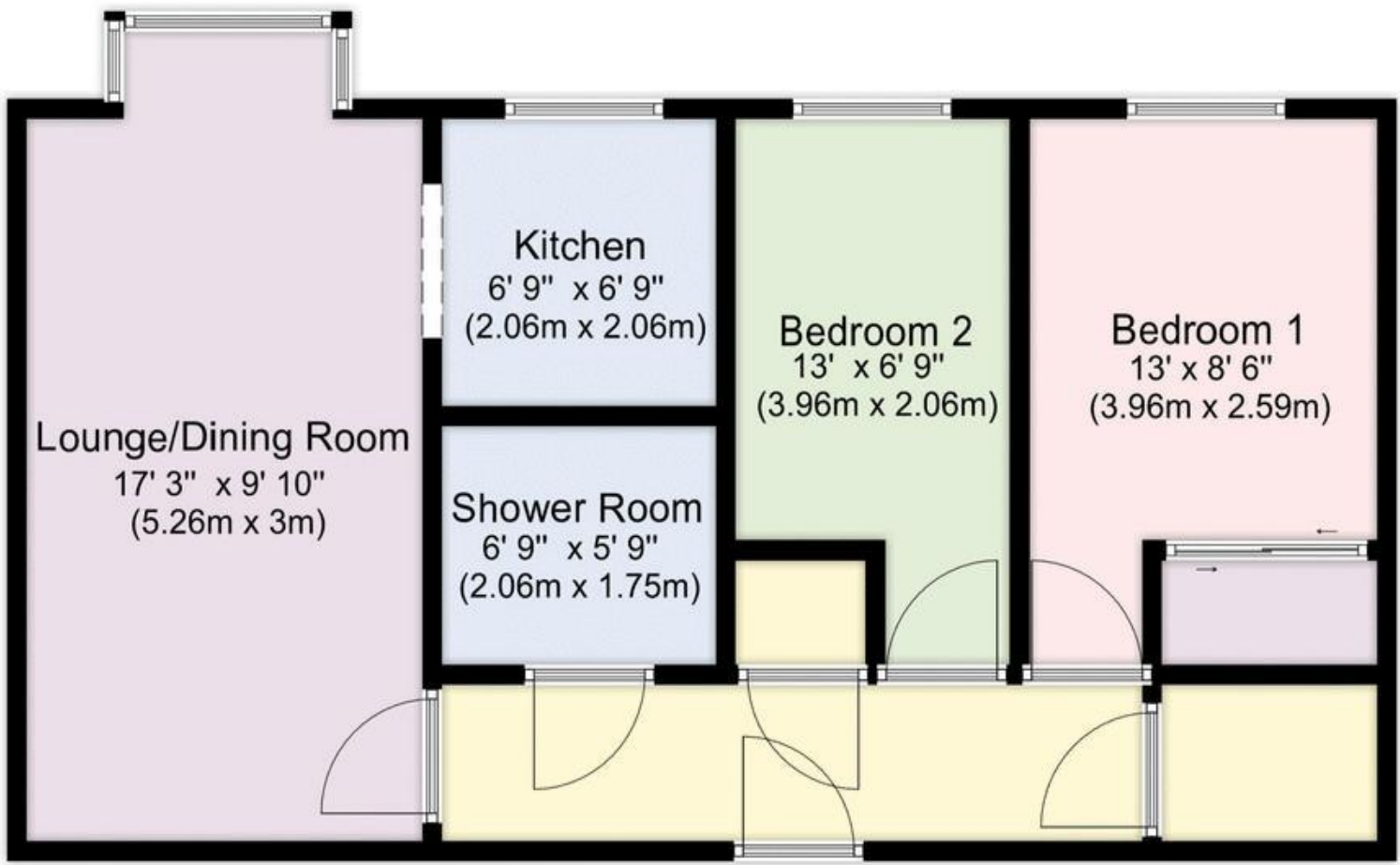
Shower Room:- 6' 9" x 5' 9" (2.06m x 1.75m)
Wash hand basin inset vanity unit with shelving and wall units, fitted wall mounted mirror with pelmet lighting over, close coupled WC with concealed cistern, corner shower cubicle with shower, extractor, chrome towel rail, coving to ceiling, tiled.

Tiverton Court:-
Tiverton Court is within easy walking distance of Sainsburys supermarket, Fareham town centre and The Centre Practice and benefits from delightful communal gardens, parking for residents, an on-site manager, laundry room and communal lounge.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Leasehold. Maintenance is approximately: £4847 pa, (Reviewed every April) 61 Years Remaining
Property Type: - First Floor Retirement Apartment for Over 60's
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains,
Sewerage: - Mains
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





Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 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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£89,950
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