

One double bedroom first floor retirement apartment with excellent communal facilities within easy reach of town centre, train station and local amenities.

The Accommodation Comprises:-

Security entry system into communal entrance hall, stairs and lifts to all floors, front door into:-

Entrance Hall:-

Coving to textured ceiling, smoke detector, airing cupboard with cylinder tank and shelves, telephone entry security system, emergency bell pull. Door to:

Lounge:- 17' 7" x 11' 3" (5.36m x 3.43m) Maximum Measurements

Double glazed window to rear elevation, coving to textured ceiling, Dimplex electric wall heater, emergency bell pull, door to cupboard housing meters and fuse box.

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

Double glazed window, coving to textured ceiling, emergency bell pull, range of base and eye level units with roll top work surfaces, tiled splash-back, single bowl stainless steel sink unit, integrated oven, microwave, hob with extractor hood over, fridge, freezer, under-lighting to wall units, extractor fan.

Bedroom:- 15' 6" x 9' 6" (4.72m x 2.89m)

Double glazed window, coving to textured ceiling, Creda electric wall heater, mirror fronted doors to wardrobe unit.

Shower Room:- 6' 9" x 5' 6" (2.06m x 1.68m)

Coving to textured ceiling, wash hand basin, close coupled WC, shower, shower curtain, extractor fan, tiled, heated towel rail.

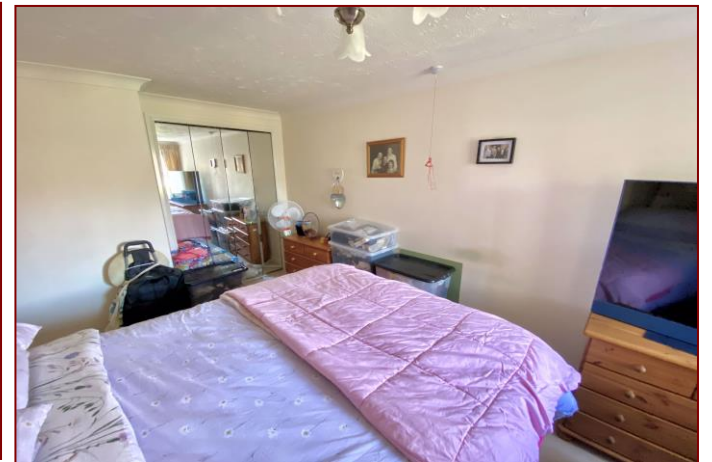
Agent's Note:-

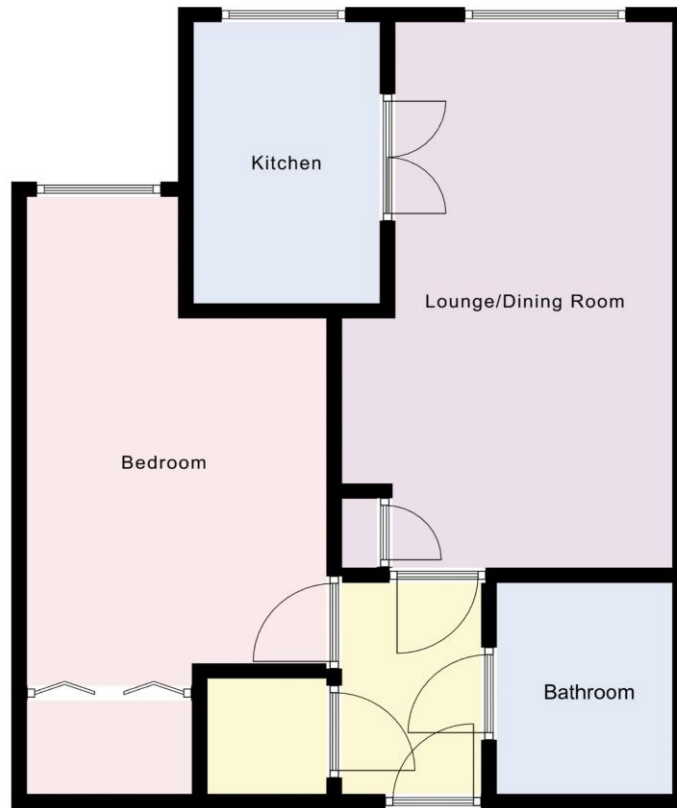
Communal lounge, Laundry facilities, manager on-site, delightful gardens, parking for residents, Tenure: Leasehold. Council Tax Band: B

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold. Maintenance is approximately: £3432 pa, Ground Rent £395pa, 105 Years Remaining
 Property Type: - First 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	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£125,000

30 Faregrove Court, Grove Road, Fareham, PO16 7AS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT