

Property Reference:- F2333

Floor Plans (For illustrative purposes and not drawn exactly to scale)

Material Information

Council Tax Band: - Fareham Borough Council.
Tax Band A

Tenure: - Leasehold: Lease 166 years remaining;
Service Charge £1,131.36 per annum includes
Building Insurance; Ground Rent = £0.

Property Type: - First Floor Apartment

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

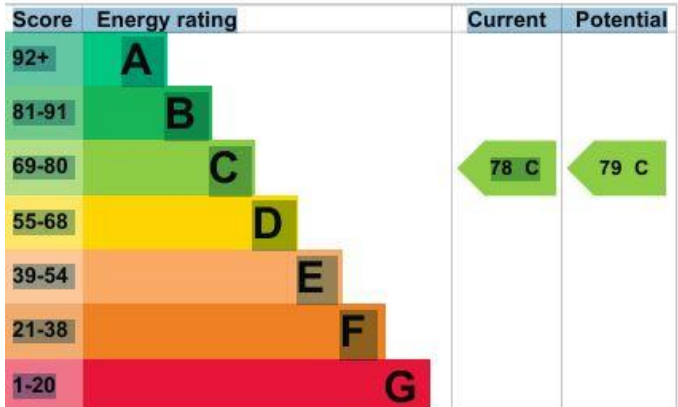
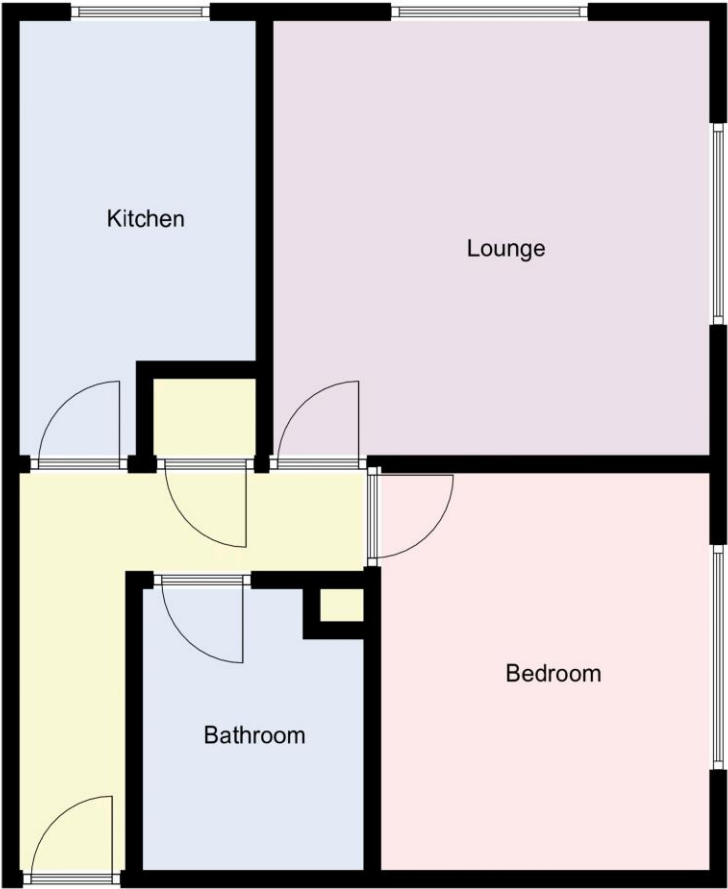
Broadband - Broadband connection to the
property is unknown. Average available
download speed for this Postcode of 1800Mbps:
Please check here for potential broadband
speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Unknown. Current black spots -
Unknown. Please check here for all networks -
<https://checker.ofcom.org.uk/>

Parking: Garage

Flood Risk: - Please check flood risk data at the
Environment Agency's website
(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent has further information
as provided by current vendor



£156,000

24 Justin Close, Fareham, PO14 1SY



- One Bedroom First Floor Apartment
 - Lounge with Dual Aspect Windows
 - Separate Kitchen
 - Bathroom
 - Gas Central Heating
 - Double Glazing
- Recently Extended Lease
 - Garage
 - Convenient Cul De Sac Location within easy reach of Fareham Town Centre/Railway Station
 - Communal Gardens

The Accommodation Comprises:-

Communal entrance hall with stairs to first floor, front door into:

Entrance Hall:-

Coving to flat ceiling, radiator, storage cupboard with shelves and cloak hanging space. Door into:

Lounge:-
12' 2" x 11' 8" (3.71m x 3.55m)

Dual aspect with double glazed windows to rear and side elevations, double radiator, coving to flat ceiling, serving hatch from kitchen.



Kitchen:-
11' 7" x 6' 6" (3.53m x 1.98m) Maximum Measurements

Double glazed window to rear elevation, coving to flat ceiling, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, integrated oven with hob and extractor hood over, tiled splash-back, wall mounted Worcester gas central heating boiler.



Bedroom:-
10' 8" x 9' (3.25m x 2.74m)

Double glazed window to side elevation, coving to flat ceiling, radiator, cloak hanging and storage space with rail and curtains.



Bathroom:-
7' 6" x 6' 1" (2.28m x 1.85m)

Coving to flat ceiling, radiator, extractor fan, white suite comprising: close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, rail and curtain.



Outside:-

Garage in block nearby, communal gardens, washing line area, wooden gate giving pedestrian access to The Avenue (A27) from communal grounds.

