

NO ONWARD CHAIN. Well presented and spacious two double bedroom first floor apartment within a Grade II listed building with high ceilings and benefitting from allocated parking.

- Two Double Bedrooms
- First Floor Apartment
- Open Plan Living Room with Kitchen
- 29 Foot Entrance Hall
- Bathroom
- Grade II Listed Building with High Ceilings
- Electric Heating
- Superb Location in Knowle within easy reach of Fareham and Wickham
- Allocated Parking
- No Onward Chain

The Accommodation Comprises:-

Front door via telephone entry sytem into communal entrance hall, stairs to first floor, door into:

Entrance Hall:- 29' 11" x 4' 8" (9.11m x 1.42m)

Electric wall heaters, flat ceiling inset spot lighting, airing cupboard with cylinder tank, fuse box and meters.

Living Room and Kitchen:- 21' 4" x 18' 2" (6.50m x 5.53m) Maximum Measurements

Bay with sash windows with further window to side, flat ceiling with spot lighting inset, electric wall heater, range of base and eye level units, one and a half bowl sink unit, oven, hob, extractor hood over, space for fridge freezer, space for washing machine.

Bedroom 1:- 13' 9" x 10' 10" (4.19m x 3.30m) Maximum Measurements

Sash window to side elevation, electric wall heater, door to cupboard with hanging rail.

Bedroom 2:- 13' 10" x 6' 5" (4.21m x 1.95m)

Sash window to side elevation, electric wall heater.

Bathroom:- 7' 1" x 5' 9" (2.16m x 1.75m)

Close coupled WC, wash hand basin, partly tiled, bath with shower over, heated towel rail.

Outside:-

Allocated parking.

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Council Tax Band: - Tax Band C

Tenure: - Leasehold. Maintenance is approximately: £2,460 pa, Approx 900 Years Remaining, Ground Rent approx: £400 pa

Property Type: - First Floor Apartment

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:<https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks -

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

Parking: Allocated 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





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