

With excellent communal facilities and a town centre location, this stunningly presented ground floor south facing retirement apartment (specifically for over 60s – couples + one over 55) has a recently refitted kitchen and shower room and has been decorated throughout to a high standard and benefitting from its own entrance.

- **Stunningly Presented Living Accommodation**
- **One Double Bedroom**
- **Lounge/Dining Room with Its Own Entrance Door**
- **Refitted Kitchen**
- **Refitted Shower Room**
- **Large Utility Cupboard**
- **Electric Heating and Double Glazing**
- **Parking**
- **Excellent Communal Facilities including Lounge, Buggy Store, Laundry Room, Communal Gardens and On-Site Manager**
- **Town Centre Location Close to Shops, Health Centre, Bus Station, Train Station**

**The Accommodation Comprises:-**  
Front door with obscured spy glass inset into:

**Entrance Hall:-**  
Coving to textured ceiling, smoke detector, emergency bell-pull. Door into storage and airing cupboard with cylinder tank, shelf, fuse box, meters, cloak hanging space. Door into:

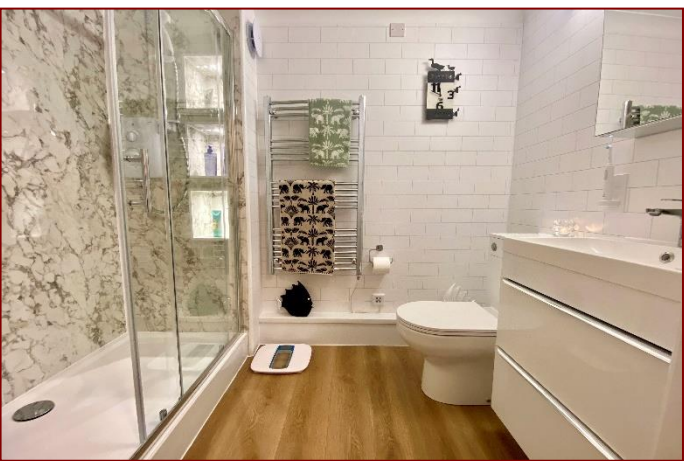
**Lounge:-** 16' 3" x 12' 3" (4.95m x 3.73m)  
Double glazed window and double glazed door giving own personal access to the front of Homefayre House. Coving to flat ceiling, emergency bell-pull, luxury vinyl plank flooring throughout apartment, wall lights, wall heater enclosed by cabinet.

**Kitchen:-** 7' 3" x 6' 7" (2.21m x 2.01m)  
Double glazed window to front elevation, coving to textured ceiling. Base and eye level units with work surfaces. Single bowl stainless steel sink unit, space and plumbing for dishwasher, double oven and grill, hob with extractor hood over, space and plumbing for washing machine, space for fridge freezer, extractor fan, fluorescent strip light.

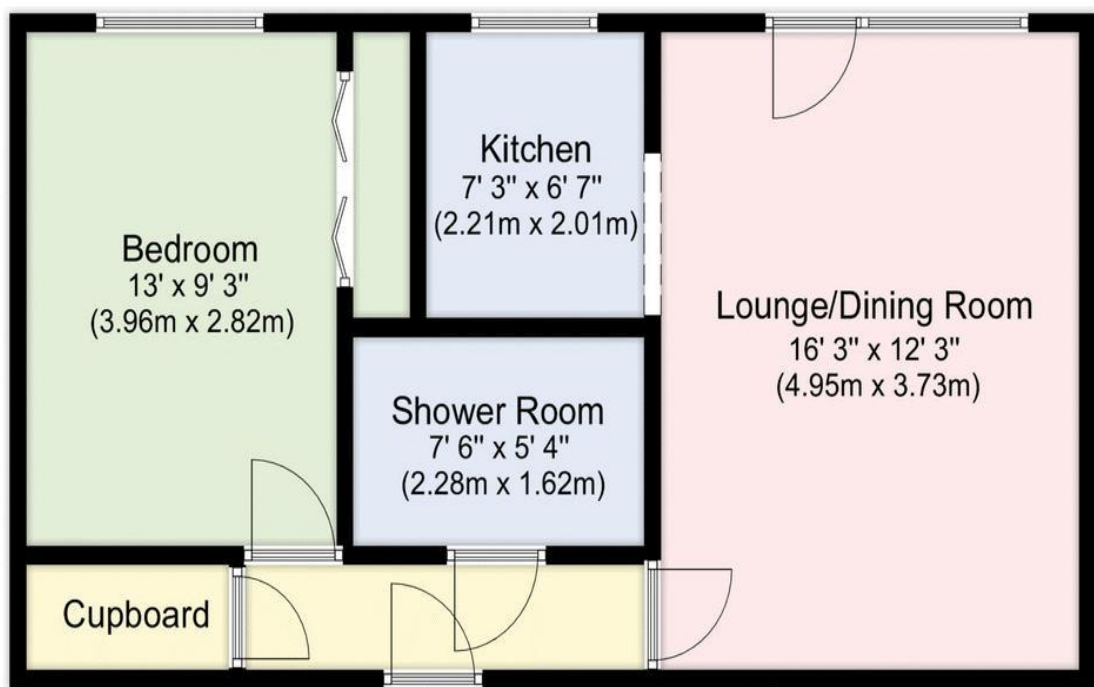
**Bedroom:-** 13' x 9' 3" (3.96m x 2.82m)  
Double glazed window to front elevation, coving to textured ceiling, wall mounted electric heater, folding doors to built-in wardrobe with shelves and hanging rail, emergency bell-pull..

**Shower Room:-** 7' 6" x 5' 4" (2.28m x 1.62m)  
White suite comprising: close coupled WC, wash hand basin inset vanity unit, shower cubicle, fluorescent strip light, wall mounted mirror fronted vanity unit, chrome heated towel rail, extractor fan, emergency bell-pull.

**Agent's Note:-**  
Homefayre House benefits from: On Site Manager, emergency bell-pulls, resident and visitor parking, communal gardens, communal lounge.







#### Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band A  
Tenure: - Leasehold. Maintenance is approximately:  
£4,234.02 per annum, Ground Rent £505.80 per annum, 60 Years Remaining.  
Maintenance and Ground Rent include: On-site Manager, Buildings Insurance, Water and Sewer Charges, Window Cleaning, Gardening, Use of Communal Washing and Dryer Machines, 24/7 Emergency Bell-Pull

Rent fees Property Type: - Ground Floor 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 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>

Fenwicks Estate Agents has further information as provided by current vendor

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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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£125,000

21 Homefayre House, Western Road, Fareham, PO16 0LU

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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