

NO ONWARD CHAIN. One bedroom ground floor retirement apartment in central Fareham with its own door from lounge/diner to the communal gardens.

- Fitted Kitchen
- Refitted Shower Room
- Excellent Town Centre Location Close to Train Station, Doctors, Shops
- On Site Manager, Guest Suite, Communal Lounge and Gardens
- Parking For Residents
- Secure Gated Development
- No Onward Chain



The Accommodation Comprises:-

Secure door into communal entrance with corridor leading to apartment. Front door into:

Entrance Hall:-

Coving to textured ceiling, emergency bell-pull, door to deep airing cupboard with cylinder tank and shelves.

Lounge/Dining Room:- 17' 7" x 11' 2" (5.36m x 3.40m) Maximum Measurements

Textured ceiling, wall mounted electric wall heater, electric fire, cupboard with fuse box and meter, glazed door and matching panel to side giving access to and enjoying views of the communal gardens, emergency bell-pull.



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

Double glazed window, range of base and eye level units with work surfaces, single bowl stainless steel sink unit, wall mounted electric heater, integrated oven, hob and extractor hood over, integrated fridge, integrated freezer, dishwasher, emergency bell-pull.

Bedroom:- 17' 7" x 9' 5" (5.36m x 2.87m) Maximum Measurements

Double glazed window, coved and textured ceiling, mirror fronted wardrobe unit, emergency bell-pull, Creda electric wall heater.

Shower Room:- 6' 10" x 5' 5" (2.08m x 1.65m)

Close coupled WC, shower cubicle, wash hand basin inset vanity unit, wall heater, extractor fan, mirror, tiled, coved and textured ceiling, heated towel rail.

Faregrove Court:-

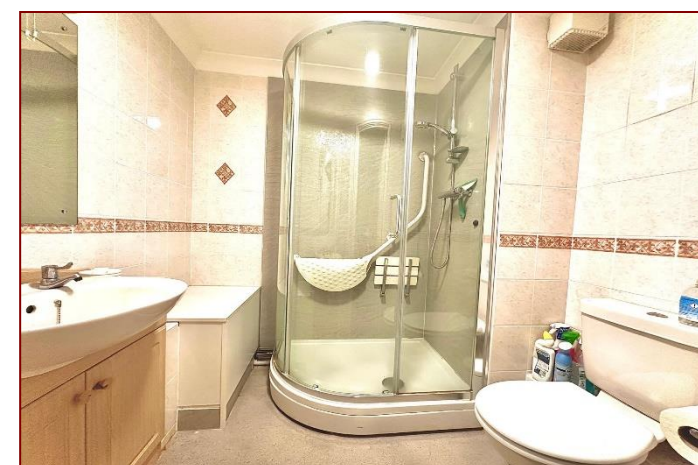
Guest suite (available for a small fee), communal lounge and kitchen, laundry room, communal gardens, parking for residents, storage area for mobility scooters. gated entrance with secure telephone entry system, on-site manager.

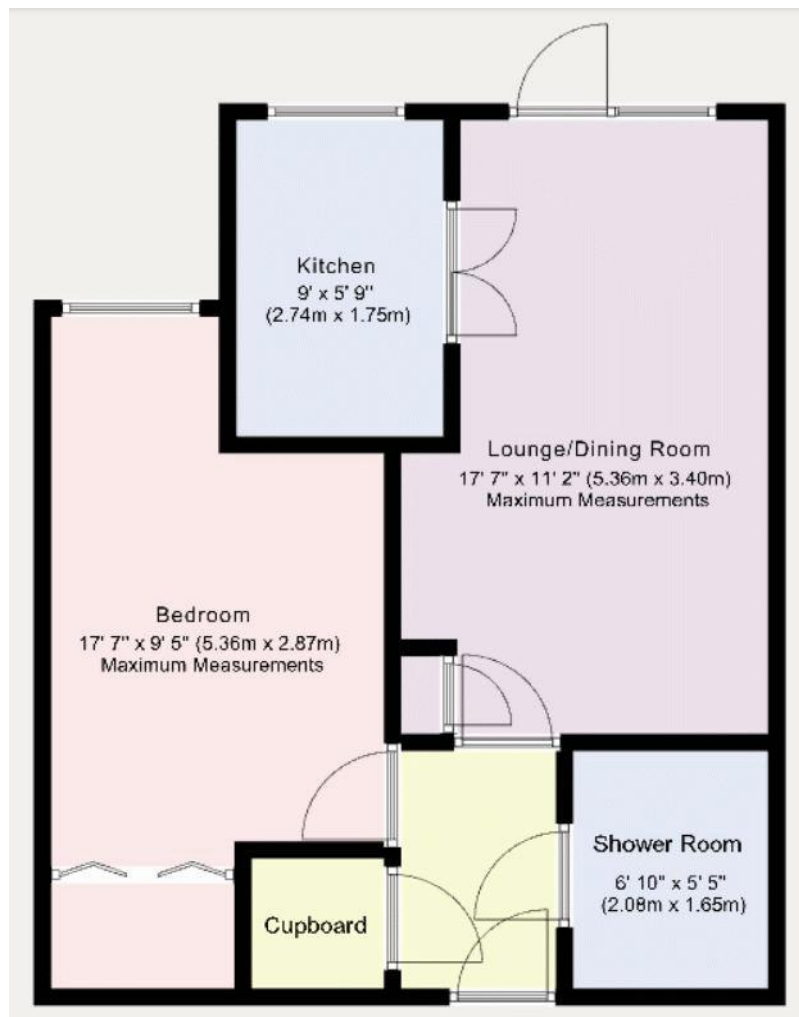


Nota Bene:-

Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold. Maintenance is approximately: £3378.64 pa, Ground Rent £394pa, 106 Years Remaining
 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 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 | | 96 A |
| 81-91 | B | 84 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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Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£130,000

14 Faregrove Court, Fareham, PO16 7AS

DRAFT DETAILS

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

Fenwicks

THE INDEPENDENT ESTATE AGENT