



17 Craigbank Court, Fareham - PO14 1AQ

In Excess of £170,000

WHITE & GUARD

# 17 Craighbank Court

Fareham, Fareham

## INTRODUCTION

Craighbank Court, a beautifully presented two-bedroom top-floor apartment that blends light-filled living with contemporary open-plan design. With allocated parking and an elevated position, this stylish home enjoys dual aspect living space, flooding the interior with natural light from morning to evening. Whether you love to entertain, unwind or simply enjoy the feeling of space around you, this apartment delivers the perfect setting.

## LOCATION

Set within the ever-popular town of Fareham, this apartment is ideal for young professionals seeking that perfect balance of lifestyle and convenience. You'll find an excellent selection of cafés, bars and places to eat and drink, while the train station and motorway links are close by, making commuting effortless. Plus, with the town center just a short walk away, everything you need is right on your doorstep.

- FAREHAM COUNCIL BAND C
- EPC RATING B
- LEASEHOLD
- NO FORWARD CHAIN
- TWO BEDROOM TOP FLOOR APARTMENT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN LIVING LIVING ROOM / KITCHEN
- MASTER BEDROOM WITH ENSUITE
- ALLOCATED PARKING





## INSIDE

Step inside and be welcomed by wood flooring throughout, high ceilings and a genuine sense of openness. The open plan living, dining and kitchen area creates the ultimate social hub, perfect for relaxed evenings with friends or weekend entertaining. The master bedroom features its own ensuite, offering privacy and luxury, while the second bedroom benefits from fitted wardrobes, making clever use of space. Secure intercom entry adds peace of mind, enhancing the exclusive feel of the building. This is a home designed around modern living, stylish, practical and wonderfully inviting.

## OUTSIDE

Beyond the apartment, allocated parking is located within the block's courtyard. Well maintained grounds border the property, which help to create a premium feeling development, within a stone's throw of the town centre.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: Full Fibre Broadband Up to 115 Mbps upload speed  
Up to 1600 Mbps download speed. This is based on information provided by Openreach.

Length of Lease 155 years from 1 Dec 2007

Ground Rent £531.38 per year. Payment of £44.28 is due on the first day of each month.

Service Charge £114.92 per month



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#### ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

#### DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Approx Gross Internal Area  
77 sq m / 824 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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