

32 ACACIA LODGE, FAREHAM,
HAMPSHIRE, PO16 7SX



£125,000 Leasehold

NO ONWARD CHAIN! We are pleased to present to the market this first floor two bedroom retirement apartment located in Acacia Lodge, Fareham. This apartment is available to over 55's with benefits of a communal lounge, communal gardens, a laundry room and residents parking. The property comprises an entrance hall, a large sitting/dining room, a kitchen, a shower room and two double bedrooms. Please call our Fareham Office to book in a viewing.



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LIVING / DINING ROOM

22' 9" x 10' 5" (6.93m x 3.18m)



KITCHEN

8' 7" x 7' 7" (2.62m x 2.31m)

BEDROOM ONE

15' 8" x 9' 3" (4.78m x 2.82m)

BEDROOM TWO

15' 8" x 9' 3" (4.78m x 2.82m)

SHOWER ROOM



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of March 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Churchill

Balance of Lease: 102 years remaining as of 08/09/2025

Ground Rent Charges: £425 per annum

Ground Rent Review Period: Yearly

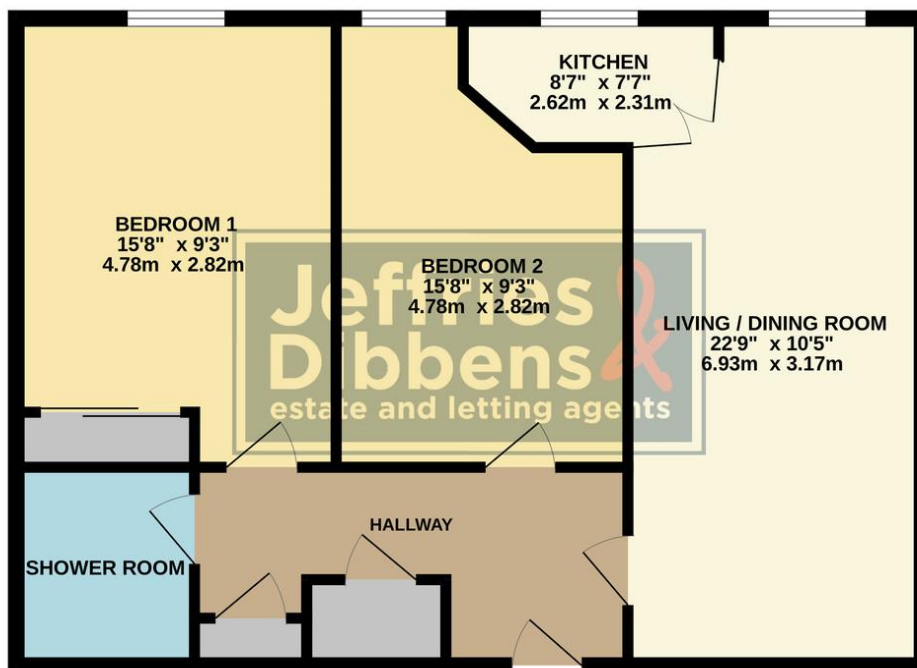
Maintenance/Service Charges: £3,719 per annum

Maintenance /Service Charges Review Period: Yearly

Building Insurance: Included within Service Charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



TOTAL FLOOR AREA : 710sq.ft. (66.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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