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**Flat 6 Whittington Court**  
**65 High Street**  
**Fareham**  
**Hampshire**  
**PO16 7BG**



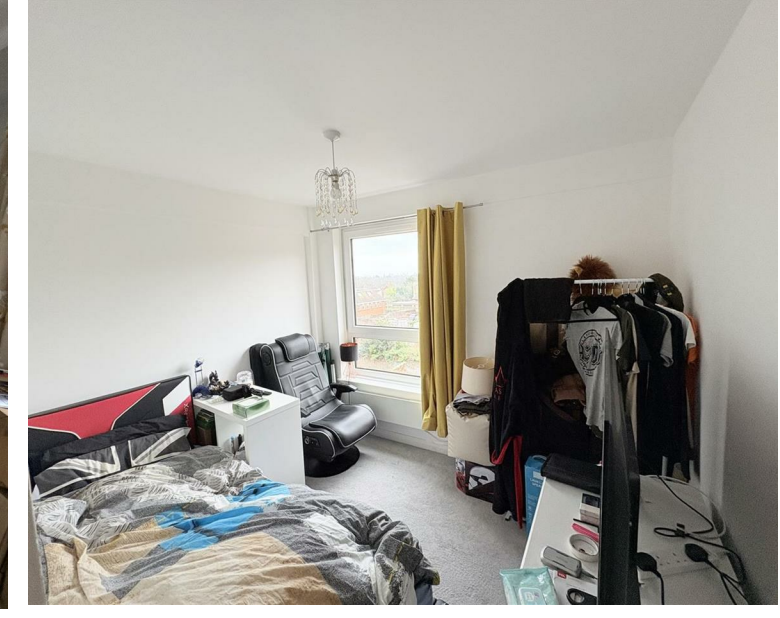
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**Flat 6 Whittington  
Court 65 High Street  
Fareham  
PO16 7BG**

Offers Over £185,000  
Leasehold



A very nicely presented two bedroom top floor town centre apartment with elevated views towards the Spinnaker Tower. The property offers an open plan kitchen/Lounge area with a fully fitted high gloss kitchen with appliances, two double bedrooms, wood floors throughout, refitted bathroom, and allocated parking. There is also a security entryphone system, and open plan lounge. This spacious apartment is in the town centre and is within walking distance to all amenities. An additional benefit is there is no chain ahead. Call Chambers to avoid missing out.



**Entrance Hallway**  
23'7" (7.2)  
Security entry system, wood flooring, double storage cupboard. access to airing cupboard housing hot water tank, wall mounted electric heater.

basin, concealed WC, chrome heated towel rail, extractor fan, shave pont, ceramic tiled floor.

**Open Plan Lounge**  
16'10" x 16'10" (5.15 x 5.15)  
Double glazed windows to side and rear elevations, two additional windows to side elevation, feature wood flooring. wall mounted electric heater.

**Allocated Parking**  
One allocated space situated at the rear.

**Leasehold Information**  
Ground rent is £250 per year  
Service Charge is 6 monthly £1100  
3. Lease is 125 years from Jan 2018.

**Kitchen**  
Fully refitted white high gloss kitchen with built in oven, electric hob and cooker hood over, inset one and half bowl sink unit with mixer tap, built in washer/dryer and fridge/freezer, wood flooring.

**Property Information**  
Council Tax B Fareham Borough Council

**Bedroom 1**  
11'4" x 10'6" (3.47 x 3.22)  
Two double glazed windows to side elevation, built in single wardrobe, wall mounted electric heater.

**Bedroom 2**  
9'7" x 7'4" (2.94 x 2.24)  
Double glazed window to side elevation, wall mounted electric heater.

**Bathroom**  
Luxury re-fitted suite comprising of P-shaped bath with separate shower over, wall hung wash hand



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	74
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

