

2 CARISBROOKE COURT, KNOWLE,  
PO17 5FX



**£225,000 Leasehold**

Situated in the highly sought after area of Knowle Village, we are delighted to welcome this ground floor two bedroom apartment with allocated parking to the market! The property comprises two double bedrooms, a three piece modern bathroom, and a spacious open plan kitchen/living area. Additionally, a communal garden can be found at the rear of the building, as well as local shops and public transport routes only a short walk away! Viewings are highly advised so call our Fareham office now to arrange yours!





## ENTRANCE HALL



## KITCHEN/LIVING AREA

23' 9" x 15' 1" (7.24m x 4.6m)



## BEDROOM ONE

16' 2" x 8' 11" (4.93m x 2.72m)

## BEDROOM 2

10' 7" x 8' 6" (3.23m x 2.59m)

## BATHROOM

8' 10" x 8' 9" (2.69m x 2.67m)

## COMMUNAL GARDEN

## ALLOCATED PARKING

EPC TBC



# LEASE INFORMATION:



As of 01/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Berkley 76 Limited, First Port.

**Balance of Lease:** 976 remaining.

**Ground Rent Charges:** £200 per annum.

Ground Rent Review Period: 2029.

**Maintenance/Service Charges:** £2,196 per annum.

**Maintenance /Service Charges Review Period:** Yearly.

**Building Insurance:** Included in service charge.

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no dimensions should be relied upon for legal purposes. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been surveyed and no guarantee is given as to their accuracy or efficiency can be given.  
Made with ArchiCAD 12/2008

## OFFICE ADDRESS

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