

NO ONWARD CHAIN. Spacious two bedroom ground floor retirement apartment with door to patio area, excellent communal facilities and close to town centre/train station/shops/health centre.

- Two Bedroom Ground Floor Retirement Apartment
- Close to Town Centre, Train Station, Shops and Health Centre
- Door Giving Access to Outside and Patio Area
- Shower Room
- Fitted Kitchen
- Parking for Residents
- Excellent Communal Facilities including Laundry Room, Resident's Lounge, On-Site Manager
- No Onward Chain

The Accommodation Comprises:-
Front door via telephone entry security system into:

Communal Entrance Hall:-
Communal facilities include resident's lounge with kitchen and accessing splendid communal gardens, laundry room, on-site manager's office. Door into:

Entrance Hall:-
Emergency bell-pull, cupboard housing fuse box and meters, airing cupboard with tank and shelves.

Lounge/Dining Room:- 17' 8" x 11' 1" (5.38m x 3.38m) Maximum Measurements
Glazed door with panel to side giving access to front with patio and car park beyond, fireplace, electric wall heater.

Kitchen:- 9' x 5' 8" (2.74m x 1.73m)
Window to front elevation, range of base and eye level units with work surfaces, tiled splash-back, oven and grill, hob with extractor over, fridge, freezer, wash hand basin, emergency bell-pull.

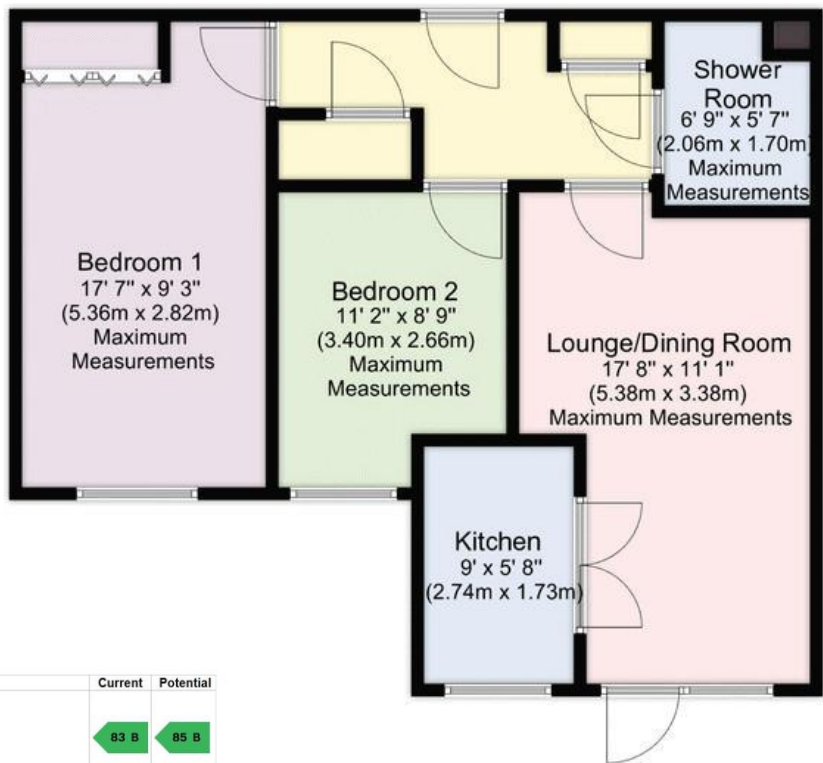
Bedroom 1:- 17' 7" x 9' 3" (5.36m x 2.82m) Maximum Measurements
Window to front, wall heater, emergency bell-pull, mirror fronted folding doors to wardrobe.

Bedroom 2:- 11' 2" x 8' 9" (3.40m x 2.66m) Maximum Measurements
Window to front elevation.

Shower Room:- 6' 9" x 5' 7" (2.06m x 1.70m) Maximum Measurements
Close coupled WC, wash hand basin inset vanity unit, shower cubicle, partly tiled, extractor fan, wall heater, mirror, light and shaver socket, heated towel rail.

Faregrove Court:-
Accessed via security gates with parking for residents, pathway leads to gates which allows pedestrian access to delightful communal gardens with patio area.





Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band C
 Tenure: - Leasehold. Maintenance is approximately: £2,575.30 every 6 months,
 Ground Rent £230 every 6 months, 104 Years Remaining
 Property Type: - Ground Floor Retirement Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains, Supplier: Eon
 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

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£179,000

17 Faregrove Court, Grove Road, Fareham, PO16 7AS

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

Fenwicks
THE INDEPENDENT ESTATE AGENT