

**NO ONWARD CHAIN.** Spacious two bedroom first floor retirement apartment enjoying a town centre location and benefitting from excellent communal facilities including on-site manager, communal lounge, laundry room, guest suite, gardens and parking.

- Two Bedroom First Floor Retirement Apartment
- 22 Foot Lounge/Dining Room
- Fitted Kitchen
- Shower Room
- Double Glazing and Electric Heating
- Communal Gardens
- Excellent Facilities including communal lounge, laundry room, on-site manager and guest suite (small fee applies)
- Parking for Residents
- Leasehold
- No Onward Chain

**The Accommodation Comprises:-**

Door via telephone entry system into:

**Communal Entrance Hall:-**

Resident's lounge, on-site manager, laundry room, lift gives access to the first floor. Front door into:

**Entrance Hall:-**

Emergency bell-pull, electric wall heater, airing cupboard with tank and shelves, further cupboard with shelves.

**Lounge/Dining Room:-** 22' 10" x 10' 6" (6.95m x 3.20m) Maximum Measurements

Window to front elevation, electric wall heater, fireplace.

**Kitchen:-** 8' 7" x 7' 7" (2.61m x 2.31m)

Window to front elevation, base and eye level units and work surfaces, sink unit, hob and extractor hood, oven and grill, fridge, freezer, wall heater.

**Bedroom 1:-** 15' 8" x 9' 3" (4.77m x 2.82m) Maximum Measurements

Window to front elevation, wall heater, mirror fronted sliding doors to wardrobes.

**Bedroom 2:-** 15' 8" x 9' 4" (4.77m x 2.84m) Maximum Measurements

Window to front elevation, wall heater.

**Shower Room:-** 6' 9" x 5' 6" (2.06m x 1.68m)

Shower cubicle, close coupled WC, wash hand basin inset vanity unit, tiled, mirror, light and shaver socket, wall heater, extractor.

**Outside:-**

Parking for residents, storage for buggies, communal gardens.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band C

Tenure: - Leasehold. Maintenance: TBC, Ground Rent: TBC

Property Type: - First Floor Retirement Apartment

Property Construction: - Traditional

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Electric

Broadband - Average available download speed of 1600 MPS:

<https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks -

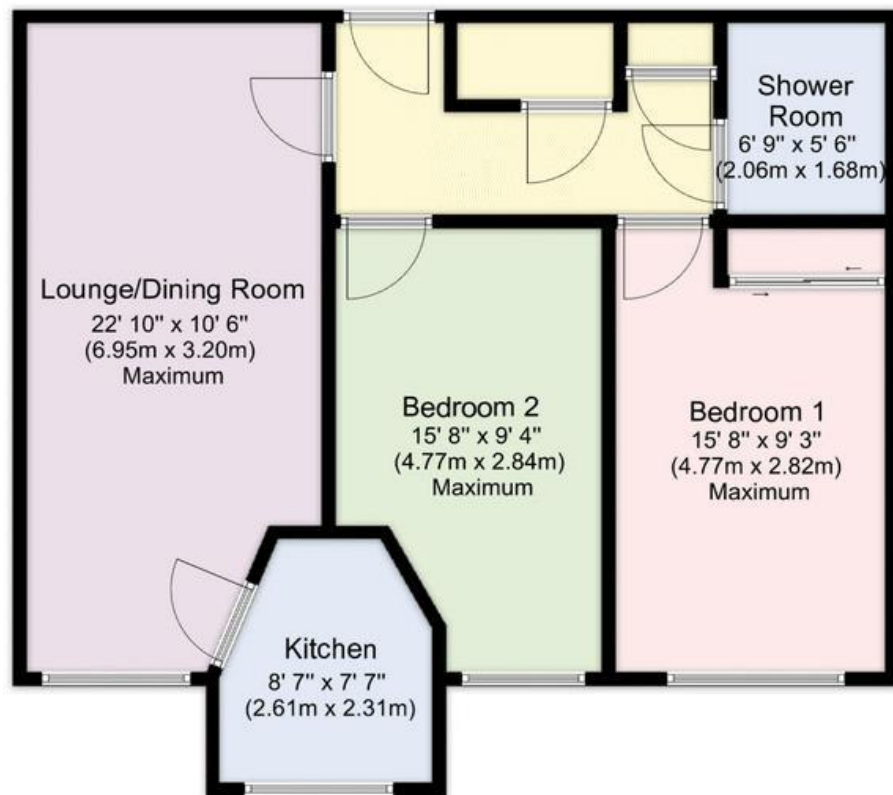
<https://checker.ofcom.org.uk/>

Parking: Unallocated Parking

Flood Risk: - Check at the Environment Agency's website

(<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?





Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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



£125,000

32 Acacia Lodge, Trinity Street, Fareham, PO16 7SX

\*DRAFT DETAILS\*

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

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