

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!



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## 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

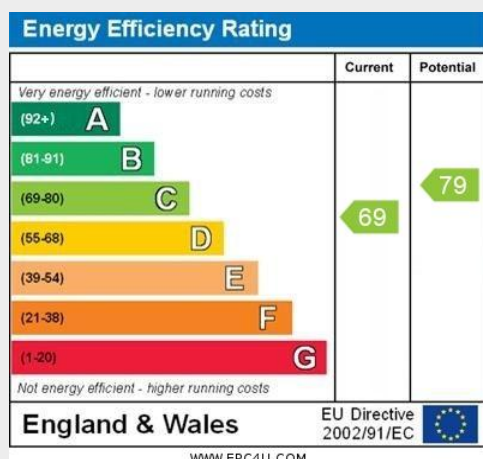
10' 7" x 8' 6" (3.23m x 2.59m)

## BATHROOM

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

## COMMUNAL GARDEN

## ALLOCATED PARKING









# 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



While every attempt has been made to ensure the accuracy of the floorplan compared to the measurements of floor, ceiling, 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 a guide only. Prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan 12/20/20

## OFFICE ADDRESS

6 West Quay House, 20 West Street,  
Fareham, Hampshire, PO16 0LG

## OFFICE DETAILS

01329 888 328  
fareham@dibbensproperty.co.uk  
www.jdea.co.uk

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