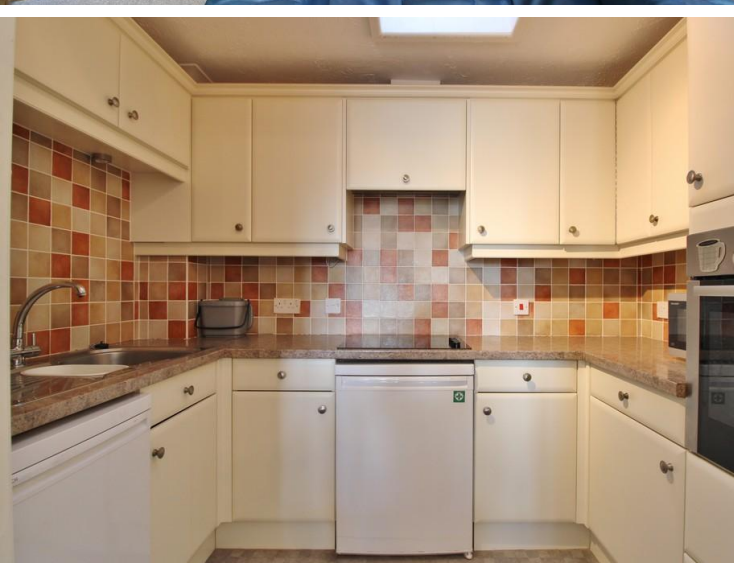


FLAT 65 MORESBY COURT
WESTBURY ROAD, FAREHAM,
HAMPSHIRE, PO16 7US



£165,000 Leasehold

A purpose-built two double bedroom third floor retirement apartment located within the popular development of Moresby Court, just a minute's walk from Fareham town centre. The internal accommodation comprises; entrance hall, lounge/dining room, fitted kitchen with skylight window, large shower room, additional WC and two double bedrooms. The development benefits from communal parking, buggy store, secure intercom entry system, pull cord alarms, house manager, residents' lounge and laundry room, lift to all floors and well-tended communal gardens. An internal viewing is highly recommended to fully appreciate the accommodation on offer. Offered with NO FORWARD CHAIN! Contact us today to arrange a viewing.



COMMUNAL ENTRANCE

RESIDENTS' LOUNGE

FLAT ENTRANCE ON THIRD FLOOR

HALLWAY

WC

3' 8" x 6' 1" (1.12m x 1.85m)

STORAGE CUPBOARD

2' 9" x 6' 1" (0.84m x 1.85m)

LOUNGE/DINER

21' 6" x 14' 9" (6.55m x 4.5m)

KITCHEN

6' 6" x 8' 11" (1.98m x 2.72m)

BEDROOM TWO

9' 8" x 15' 3" (2.95m x 4.65m)

SHOWER ROOM

6' 10" x 9' 01" (2.08m x 2.77m)

BEDROOM ONE

20' 7" x 10' 6" (6.27m x 3.2m)

OUTSIDE:

COMMUNAL GARDENS

COMMUNAL CAR PARK

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: First Port.

Balance of Lease: 97 years.

Ground Rent Charges: £720 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £4,284 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: £112.99 per annum.

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

THIRD FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, 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 such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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