

#### The Accommodation Comprises:-

Communal entrance hall with stairs to first floor, front door into:

#### Entrance Hall:-

Coving to flat ceiling, radiator, storage cupboard with shelves and cloak hanging space. Door into:

#### Lounge:- 12' 2" x 11' 8" (3.71m x 3.55m)

Dual aspect with double glazed windows to rear and side elevations, double radiator, coving to flat ceiling, serving hatch from kitchen.

#### Kitchen:- 11' 7" x 6' 6" (3.53m x 1.98m) Maximum Measurements

Double glazed window to rear elevation, coving to flat ceiling, range of base and eye level units with roll top work surfaces, one and a half bowl stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for fridge freezer, integrated oven with hob and extractor hood over, tiled splash-back, wall mounted Worcester gas central heating boiler.



#### Bedroom:- 10' 8" x 9' (3.25m x 2.74m)

Double glazed window to side elevation, coving to flat ceiling, radiator, cloak hanging and storage space with rail and curtains.



#### Bathroom:- 7' 6" x 6' 1" (2.28m x 1.85m)

Coving to flat ceiling, radiator, extractor fan, white suite comprising: close coupled WC, pedestal wash hand basin, panelled bath with shower attachment, rail and curtain.



#### Outside:-

Garage in block nearby, communal gardens, washing line area, wooden gate giving pedestrian access to The Avenue (A27) from communal grounds.

#### Agent's Note:-

This property is leasehold.

#### Material Information

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

Tenure: - Leasehold: Lease 166 years remaining; Service Charge £1131.36 per annum includes Building Insurance; Ground Rent = £0.

Property Type: - First Floor Apartment

Property Construction: - Traditional

Electricity Supply: - Mains

Gas Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

Heating: - Central Heating

Broadband - Broadband connection to the property is unknown.

Average available download speed for this Postcode of 1800Mbps:

Please check here for potential broadband speeds -

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

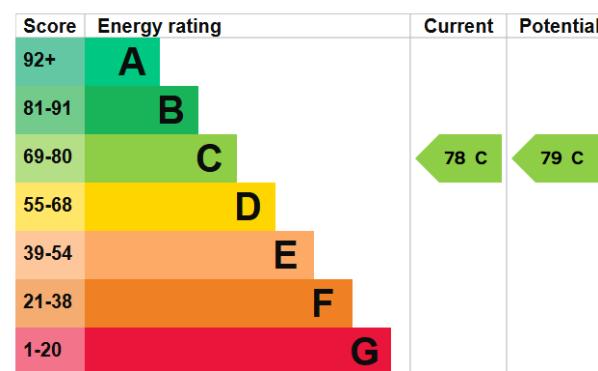
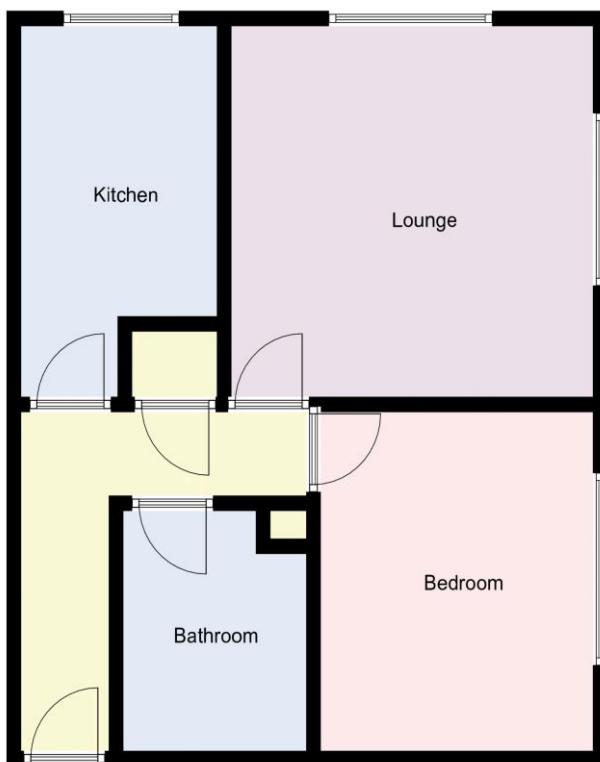
Mobile signal: Unknown. Current black spots - Unknown. Please check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Garage

Flood Risk: - Please check flood risk data at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agent 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.



\*DRAFT DETAILS\*

£149,995  
24 Justin Close, Fareham, PO14 1SY

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

**Fenwicks**  
THE INDEPENDENT ESTATE AGENT