

**NO ONWARD CHAIN. Ground floor two bedroom retirement apartment with excellent communal facilities including guest lounge, guest suite, parking, gardens and on-site manager.**

**The Accommodation Comprises:-**  
Door into:

**Communal Entrance Hall:-**  
Communal entrance accesses the communal lounge, communal gardens and guest suite (bookable for a fee), manager's office. Door into:

**Entrance Hall:-**  
Emergency bell-pull, cupboard with shelves, cupboard with tank, wall heater.

**Lounge:-** 14' 8" x 11' 9" (4.47m x 3.58m)  
Window to front elevation, wall heater.

**Kitchen:-** 8' 6" x 6' 3" (2.59m x 1.90m)  
Range of base and eye level units with work surfaces, sink unit, space for washing machine, fridge freezer, oven and grill, extractor.

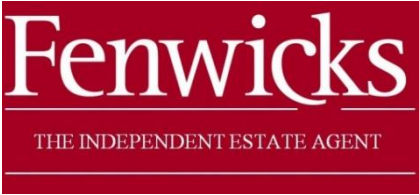
**Bedroom 1:-** 11' 8" x 9' 7" (3.55m x 2.92m)  
Window to front elevation, wall heater, wardrobe.

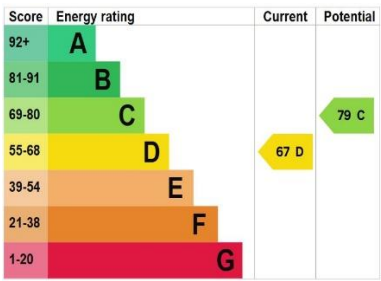
**Bedroom 2:-** 11' 8" x 7' 4" (3.55m x 2.23m)  
Window to front elevation, wall heater.

**Shower Room:-** 6' 3" x 6' 1" (1.90m x 1.85m)  
Shower, close coupled WC, partly tiled, wash hand basin inset vanity unit, extractor, chrome heated towel rail.

**Outside:-**  
Parking for residents.

**Nota Bene**  
Council Tax Band: - Fareham Borough Council. Tax Band D  
Tenure: - Leasehold. Term remaining approximately 89 Years  
Maintenance approximately: £3,390 per annum  
Property Type: - Ground Floor Retirement Apartment  
Property Construction: - Traditional  
Electricity Supply: - Mains  
Water Supply: - Mains  
Sewerage: - Mains  
Heating: - Electric  
Broadband - Average available download speed for this Postcode 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>)





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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.



£143,000  
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