

First floor two bedroom apartment with open plan living room and kitchen, allocated parking and situated in a Grade II listed building in the sought after Knowle location.

- **Two Double Bedrooms**
- **Open Plan Kitchen and Living Room**
- **Family Bath and Shower Room**
- **First Floor Apartment**
- **Grade II Listed Building**
- **Leasehold**
- **Allocated Parking**

The Accommodation Comprises:-

Door into:

Communal Entrance Hall:-

Stairs to first floor, door into:

Entrance Hall:-

Telephone entry system, airing cupboard housing fuse box, meters and hot water cylinder tank. Door into:

Living Room and Kitchen:- 19' 2" x 17' 1" (5.84m x 5.20m) Maximum Measurements

Living area with windows to front and side elevations, electric wall heater, picture rail. Kitchen with range of base and eye level units, work surfaces, one and a half bowl sink unit, oven and grill, hob, extractor fan, dishwasher, washing machine, fridge, freezer.

Bedroom 1:- 13' x 12' 4" (3.96m x 3.76m)

Window to side elevation, picture rail.

Bedroom 2:- 10' 10" x 9' (3.30m x 2.74m)

Window to front elevation, electric wall heater.

Bath and Shower Room:- 8' 11" x 7' 5" (2.72m x 2.26m)

Bath, shower cubicle, close coupled WC, wash hand basin, partly tiled, shaver socket, heated towel rail.

Outside:-

Allocated parking, visitors parking space.

Nota Bene:-

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

Tenure: - Leasehold. Maintenance: £2,240 pa, Ground Rent £200pa, Years Remaining - 970

Property Type: - First Floor Apartment. Grade II Listed

Property Construction: - Traditional

Tenure:- Leasehold

Electricity Supply: - Mains,

Water Supply: - Mains

Sewerage: - Mains

Heating: - Electric Heating

Broadband - Unknown. Average available download speed for this

Postcode of 76MPS: <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks -

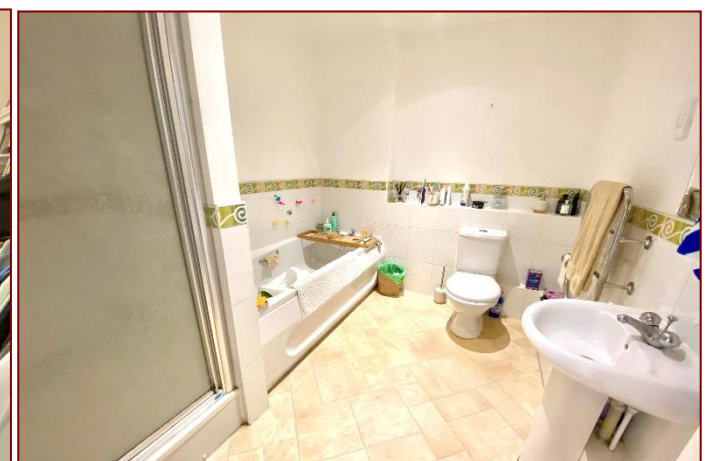
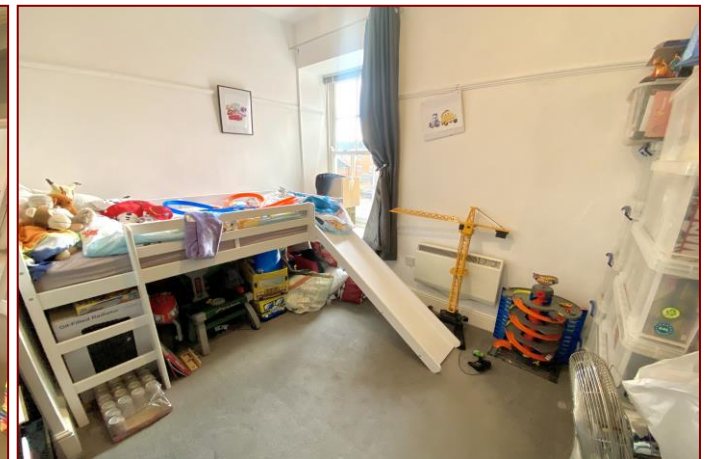
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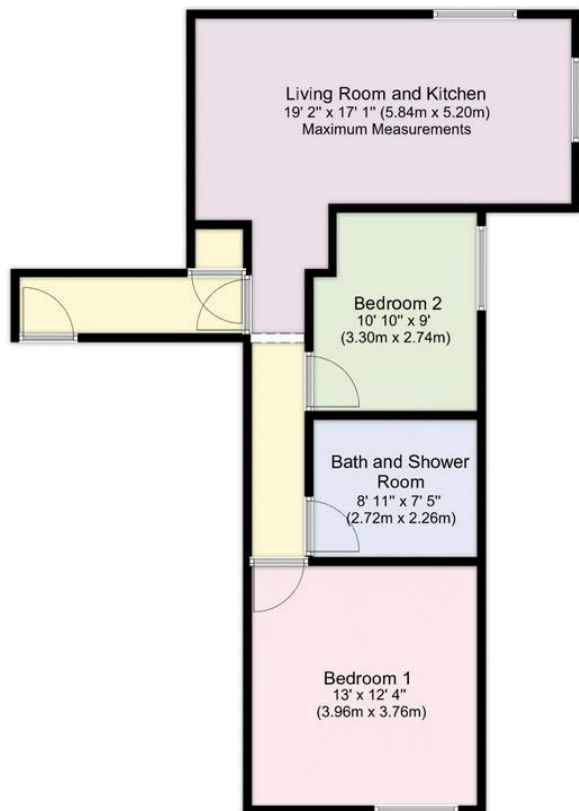
Parking: Allocated Parking

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

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

Fenwicks Estate Agents has further information as provided by current vendor.





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

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.

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£185,000

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Fenwicks

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