NO ONWARD CHAIN. Well presented GROUND FLOOR one bedroom retirement apartment with its OWN DOOR onto communal gardens in the every popular Moresby Court in Central Fareham.

The Accommodation Comprises:-
Front door with spyglass inset into:

Entrance Hall:-
Smoke detector, emergency bell-pull, glazed door into:

Lounge/Dining Room:- 14' 2'' x 14' 2'' (4.31m x 4.31m) Maximum Measurements
Double glazed door and window to side giving access and enjoying views of the communal gardens. coving to textured ceiling, emergency bell-pull, wall mounted electric heater.

Kitchen:- 8' 4'' x 5' 7'' (2.54m x 1.70m)
Double glazed window to rear elevation overlooking communal gardens, coving to textured ceiling, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob and extractor hood over, space for fridge.

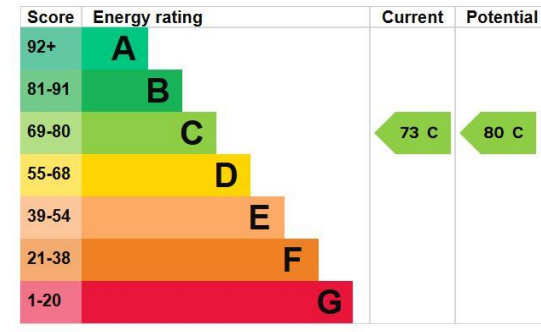
Bedroom:- 17' 6'' x 8' 7'' (5.33m x 2.61m) Maximum Measurements
Double glazed window to rear elevation overlooking communal gardens, coving to textured ceiling, Creda electric wall heater, emergency bell-pull, mirror fronted sliding doors to wardrobe unit.

Shower Room:- 8' 8'' x 7' 2'' (2.64m x 2.18m) Maximum Measurements
Close coupled WC, wash hand basin, inset vanity unit, textured ceiling, extractor fan, tiled, mirror, light and shaver socket, door to airing cupboard with cylinder tank, shelves, fuse box and meters.

Moresby Court:-
Parking for resident, communal gardens, guest suite (subject to availability), on-site manager, communal lounge and kitchen.

NB Material Information
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance is approximately: £2.680 pa, Ground Rent £617pa, Years Remaining – 63 years
Property Type: - Ground Floor Retirement Apartment
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains, Included in the Maintenance Charge
Sewerage: - Mains, Included in the Maintenance Charge
Heating: - Electric Heating
Broadband - Unknown. Average available download speed for this Postcode of 21MPS: Potential broadband speeds - 80MPS 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)?

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



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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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The Property Ombudsman

£125,000

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THE INDEPENDENT ESTATE AGENT