

NO ONWARD CHAIN. Two double bedroom ground floor retirement apartment with it's own front door for independent living in addition to excellent communal facilities within easy reach of Fareham town centre.

The Accommodation Comprises:-
Front door via telephone security system into:

Communal Entrance Hall:-
Door into:

Entrance Hall:-
Emergency bell-pull, Dimplex wall heater, cupboard with shelves, fuse box, water tank, meter. Door to further cupboard with shelves.

Lounge/Dining Room:- 22' 9" x 10' 5" (6.93m x 3.17m) Maximum Measurements
Double glazed window to front and double glazed door giving own access to communal pathway and exterior of Acacia Lodge, electric fireplace, Dimplex wall heater, door to:

Kitchen:- 8' 9" x 7' 7" (2.66m x 2.31m) Maximum Measurements
Double glazed window to front elevation, range of base and eye level units, oven, hob with extractor hood over, single bowl sink unit, space for fridge, integrated freezer, Dimplex wall heater.

Bedroom 1:- 15' 7" x 9' 2" (4.75m x 2.79m) Maximum Measurements
Double glazed window to front elevation, mirror fronted sliding doors to wardrobe unit, wall mounted heater.

Bedroom 2:- 15' 6" x 9' 4" (4.72m x 2.84m) Maximum Measurements
Double glazed window to front, electric wall heater.

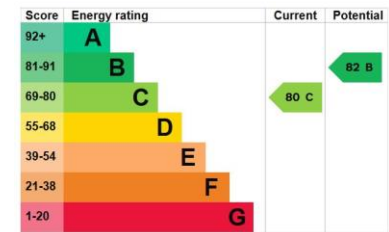
Shower Room:- 6' 9" x 5' 6" (2.06m x 1.68m)
Tiled, shower cubicle, close coupled WC, wash hand basin inset vanity unit, Dimplex wall heater, extractor fan, mirror, light and shaver socket.

Outside:-
Gated entrance, parking for residents, communal gardens, buggy store.

Communal Facilities:-
Guest Room, Communal Lounge, Laundry room, On-site Manager.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band C
Tenure: - Leasehold: Lease 125 years from 2003. Service Charge approx. TBC and Ground Rent TBC. Both paid 6 monthly in advance
Property Type: - Retirement Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Electric Heating
Broadband - Currently supplied. Average available download speed for this Postcode of 77MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Residents 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.



DRAFT DETAILS

£179,995
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