

GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



TOTAL FLOOR AREA : 1288 sq.ft. (119.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F G Not energy efficient - higher running costs	85 85	Very environmentally friendly - lower CO ₂ emissions (10 plus) A (11-15) B (16-20) C (21-25) D (26-30) E (31-35) F G Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



70 Friary Meadow Fareham, PO15 5FB

We are pleased to welcome to the market this two bedroom, two bathroom, second floor apartment in the popular over 55's retirement complex of Friary Meadow.

Friary Meadow retirement village with its landscaped gardens and beautiful views across mature countryside and lakes is the perfect location whether approaching retirement or already retired. Downsizing to a smaller, traditional private residence maintains your independence, but can you really be sure it will serve your needs in years to come. Set in a quiet, secluded location with beautifully landscaped gardens on the edge of mature countryside, adjoining a Country Park, Friary Meadow is just 2 miles from the M27.

With a wide age range of Owners, from 55 upwards, they cater for independent living in your very own luxury property and also offer extra care packages to suit. Whether it's a short-term care package, help with medication or progressive attention, our CQC Registered Care Manager can discuss your needs and offer a tailored comprehensive individual care package.

For more information or to arrange a viewing please call Castles today.

Offers over £380,000

70 Friary Meadow

Fareham, PO15 5FB



- TWO BEDROOMS
- OPEN PLAN LIVING
- SECOND FLOOR
- RESTAURANT
- STAFF ON SITE 24 HOURS A DAY
- TWO BATHROOMS
- BALCONY
- OVER 55's RETIREMENT COMPLEX
- CINEMA ROOM
- 993 YEAR LEASE

LOUNGE/KITCHEN/DINER

17'4" x 23'11" x 18'0" (5.3 x 7.3 x 5.5)

OFFICE

6'10" x 7'2" (2.1 x 2.2)

BEDROOM 1

12'5" x 12'1" (3.8 x 3.7)

ENSUITE

8'10" x 7'10" (2.7 x 2.4)

BEDROOM 2

10'5" x 14'9" (3.2 x 4.5)

BATHROOM

6'2" x 7'2" (1.9 x 2.2)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Lease Information

Lease Length: 993 Years Remaining

Service Charge: £7200 Per Annum

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

On Site Services

ON-SITE SERVICES AND FACILITIES

- Competitively priced, flexible care packages provided by on-site staff employed 24/7 by Friary Meadow Ltd
- A private residents' restaurant, serving a three-course hot lunch
- A licensed residents' bar, café and terrace
- A small residents movie theatre
- Golf buggy for transport around the village
- A mini bus for outings etc
- Reception with 24/7 staffing
- Laundry for use by Friary Meadow employees

