

FLAT 9 SALERNO HOUSE  
ST. ANNES GROVE, FAREHAM,  
PO14 1JN



Guide Price **£160,000 - £165,000** Leasehold

GUIDE PRICE £160,000 - £165,000. We are delighted to offer for sale this well presented two bedroom second floor maisonette in Salerno House, St. Annes Grove. The accommodation comprises a fitted kitchen, a spacious lounge/diner with access to a private balcony, two double bedrooms, and a family shower room. Additional benefits include gas central heating, double glazing, and an external storage shed. An ideal first time purchase or investment opportunity, early viewing is highly recommended. Contact our Fareham office today to arrange an appointment.



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| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## HALLWAY

## KITCHEN

12' 5" x 9' 7" (3.81m x 2.93m)

## LOUNGE/DINER

11' 10" x 15' 10" (3.61m x 4.83m)

## BALCONY

## LANDING

## BEDROOM ONE

11' 5" x 15' 11" (3.50m x 4.86m)

## BEDROOM TWO

11' 8" x 9' 8" (3.57m x 2.95m)

## SHOWER ROOM

5' 1" x 6' 11" (1.57m x 2.11m)





# LEASE INFORMATION:



As of June 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Fareham Borough Council

**Balance of Lease:** 91 years

**Ground Rent Charges:** £10 per annum included in service charge

**Ground Rent Review Period:** Annually

**Maintenance/Service Charges:** £800 per annum

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** £139 per annum included in service charge

**Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.**



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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## OFFICE ADDRESS

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## OFFICE DETAILS

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