



£140,000
1 Grosvenor Court, Gosport Road
Stubbington, PO14 2AX

PROPERTY SUMMARY

Situated on the ground floor in the ever-popular Grosvenor Court, this two bedroom flat is an ideal buy for those looking to enjoy retirement close to Stubbington Village and Hill Head Beach. Benefitting from great bus routes, this property boasts two generous bedrooms, an additional study/bedroom, a refitted shower room and a lounge open into the fitted kitchen. The kitchen has an eye level oven, space for a fridge/freezer and an electric hob, making it practical and fully equipped. Outside, the building has residents parking, an electric scooter shelter and beautifully maintained communal gardens. Further benefits include a secure entry system and emergency pull cords. This property is one of the largest within the building and is on the ground floor so rarely available! Call us now in our Stubbington Branch to book in your viewing today and avoid missing out.





HALLWAY

BEDROOM 1 11' 4" x 9' 2" (3.45m x 2.79m)

BEDROOM 2 14' 8" x 7' 3" (4.47m x 2.21m)

BEDROOM 3 7' 5" x 5' 9" (2.26m x 1.75m)

SHOWER ROOM 5' 9" x 5' 9" (1.75m x 1.75m)

LOUNGE 14' 7" x 9' 5" (4.44m x 2.87m)

KITCHEN 9' 4" x 5' 9" (2.84m x 1.75m)

OUTSIDE

RESIDENTS PARKING

COMMUNAL GARDENS

LEASEHOLD INFORMATION

Tenure: Leasehold

Management Company: Anchor

Remainder of 99 years from 1988.

Service charge: TBC per month - includes buildings insurance and water bill



GROUND FLOOR



LOCAL AUTHORITY
Fareham Borough Council

TENURE
Leasehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS

18 The Green, Stubbington,
Fareham, Hampshire, PO14 2JG

CONTACT

01329 668 511
stubbington@dibbensproperty.co.uk
www.jdea.co.uk