



**£260,000** Leasehold

Within Wykeham Place, a sought-after development in Fareham, this spacious ground floor apartment comprises an open plan lounge/diner with a fitted kitchen, two generous sized double bedrooms, including an en-suite shower room, and a family bathroom. Further benefits include easy access to local amenities, and transport links, gated allocated parking, electric heating, double glazing and also a resident's bicycle/bin store on the ground floor. An internal viewing is highly recommended to appreciate the accommodation on offer!



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## ENTRANCE HALL

## KITCHEN

9' 10" x 10' 6" (3m x 3.2m)



## LOUNGE/DINER

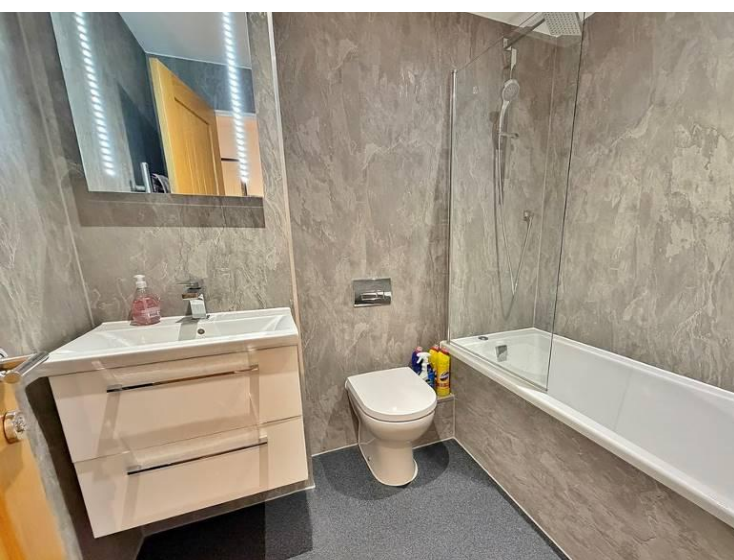
15' 7" x 12' 8" (4.75m x 3.86m)

## BEDROOM ONE

10' 5" x 12' 8" (3.18m x 3.86m)

## ENSUITE

5' 4" x 7' 6" (1.63m x 2.29m)



## BEDROOM TWO

13' 7" x 9' 10" (4.14m x 3m)

## BATHROOM

5' 6" x 7' 6" (1.68m x 2.29m)

## BIN STORE

## BIKE STORE

## SECURE GATED PARKING

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	59	59
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of 06/05/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Dack Property Management.

**Balance of Lease:** 245 as of 01/2019.

**Ground Rent Charges:** £250 per annum.

**Ground Rent Review Period:** Annually.

**Maintenance/Service Charges:** £709.86. (Currently under negotiations to lower fees)

Wykeham Place Sports Hall - 6 apartments - Service charge total £2261 per annum for 2026.

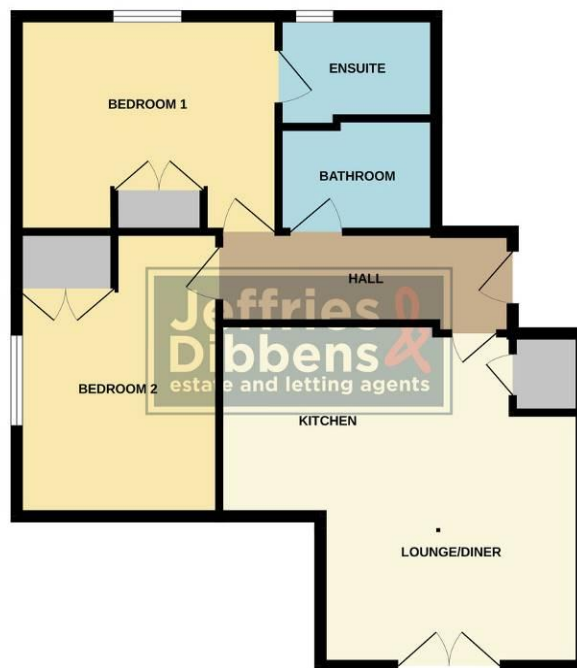
(Currently under negotiations to lower fees)

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

**Building Insurance:** TBC

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

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 hereon 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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