

FLAT 39 CEDAR COURT
BATH LANE, FAREHAM, PO16 0DA.



Auction Guide Price **£80,000** Leasehold

Jeffries & Dibbens are delighted to offer this spacious first floor two-bedroom retirement apartment, ideally situated in central Fareham, within easy reach of the town centre, high street and a wide range of local amenities. The development is specifically designed for residents aged 55 and over, and benefits from an on-site lodge manager. The well-proportioned accommodation comprises a spacious lounge/dining room, fitted kitchen, shower room and two bedrooms. Outside, residents can enjoy well-maintained communal gardens, residents' parking and a communal laundry room. Offered with no onward chain, an internal viewing is highly recommended to fully appreciate the accommodation and facilities on offer.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY

BEDROOM ONE 11' 3" x 9' 3" (3.44m x 2.83m)

BEDROOM TWO 6' 7" x 9' 4" (2.02m x 2.87m)

LOUNGE/DINER 20' 4" x 10' 11" (6.21m x 3.35m)

KITCHEN 7' 3" x 7' 3" (2.21m x 2.22m)

SHOWER ROOM 5' 10" x 7' 2" (1.79m x 2.20m)

AUCTIONEER COMMENTS

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.





LEASE INFORMATION:



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

Tenure: Leasehold.

Landlord/Managing Agent: Internal Management.

Balance of Lease: 59 years remaining.

Ground Rent Charges: £12 per annum.

Ground Rent Review Period: Unknown.

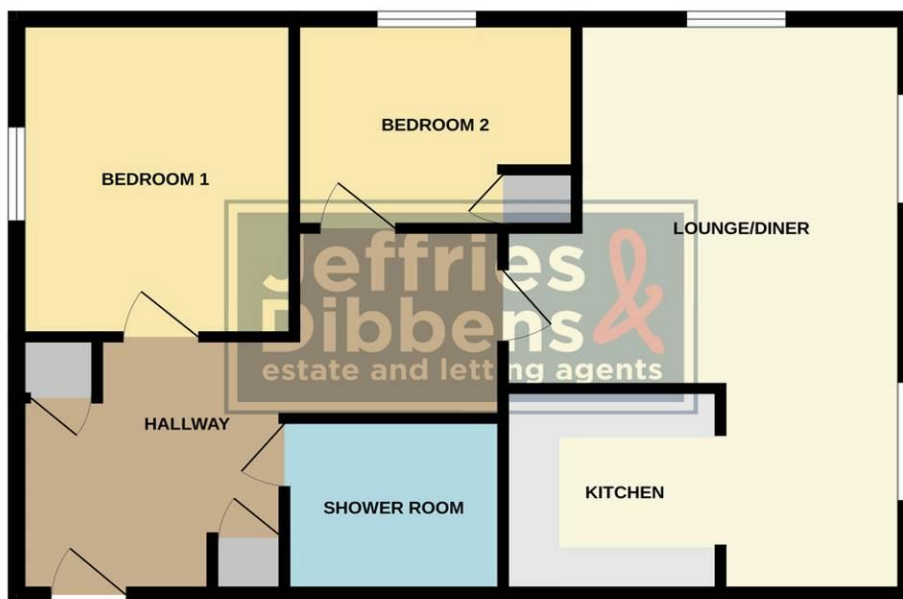
Maintenance/Service Charges: £332.93 per month.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Service Charge.

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

FIRST FLOOR



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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH