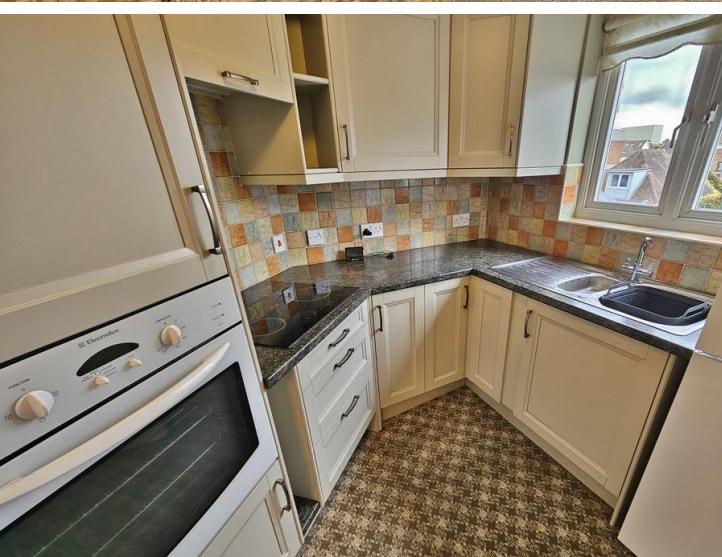


FLAT 56, MORESBY COURT,
FAREHAM, PO16 7US



Offers Over £150,000 Leasehold

A purpose built two bedroom second floor retirement apartment located within the popular development of Moresby Court, which is situated within the heart of Fareham town centre. The internal accommodation comprises: entrance hall, living room, kitchen, bathroom and two double bedrooms. The development benefits from communal parking, buggy store, secure intercom entry system, pull cord alarms, house manager, residents lounge, laundry room, lift to all floors and well-tended gardens. An internal viewing is highly recommended to fully appreciate the accommodation on offer.



ENTRANCE HALL

LOUNGE

22' 9" x 10' 7" (6.93m x 3.23m)

KITCHEN

8' 9" max x 7' 7" (2.67m x 2.31m)

BEDROOM ONE

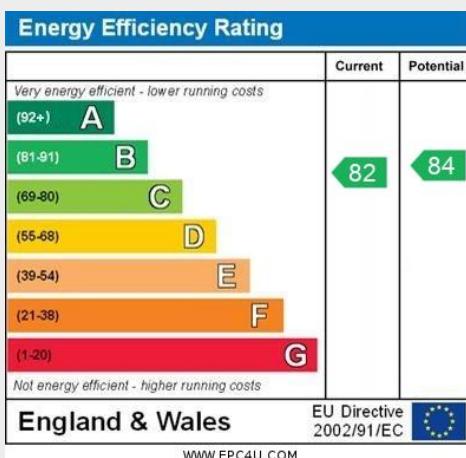
15' 8" x 17' 3" max (4.78m x 5.26m)

BEDROOM TWO

15' 8" x 9' 2" (4.78m x 2.79m)

BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)





LEASE INFORMATION:



As of October 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: First Port.

Balance of Lease: 99 years remaining.

Ground Rent Charges: £720 per annum.

Ground Rent Review Period: Annually.

Maintenance/Service Charges: £4,020 per annum.

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.

SECOND 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.

OFFICE ADDRESS

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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