

Well presented and spacious two bedroom ground floor apartment with modern kitchen, own private garden and off road parking situated within easy reach of local schools.

- Two bedroom ground floor apartment
- Living Room and Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- Own Private Garden
- Allocated Parking
- Modern Development of Purpose Built Apartments
- Close to local shops and schools

The Accommodation Comprises:-
Door via telephone entry system into:

Communal Entrance Hall:-
Door into:

Entrance Hall:-
Electric wall heater, door to airing cupboard with hot water tank and shelves, flat ceiling inset spot lighting.

Living Room and Kitchen:- 21' 1" x 11' 5" (6.42m x 3.48m) Maximum Measurements
Double glazed window to side and rear elevations with fitted blinds, flat ceiling with spot lighting inset, French doors giving access to rear garden, air conditioning unit, range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, oven and grill, hob with extractor hood over, dishwasher, space for fridge freezer, washing machine and tumble dryer.

Bedroom 1:- 16' 6" x 8' 4" (5.03m x 2.54m)
Double glazed window to front elevation, wall mounted electric heater, flat ceiling inset spot lighting.

Bedroom 2:- 10' 4" x 8' 5" (3.15m x 2.56m)
Double glazed window to front elevation, wall mounted electric heater, flat ceiling inset spot lighting.

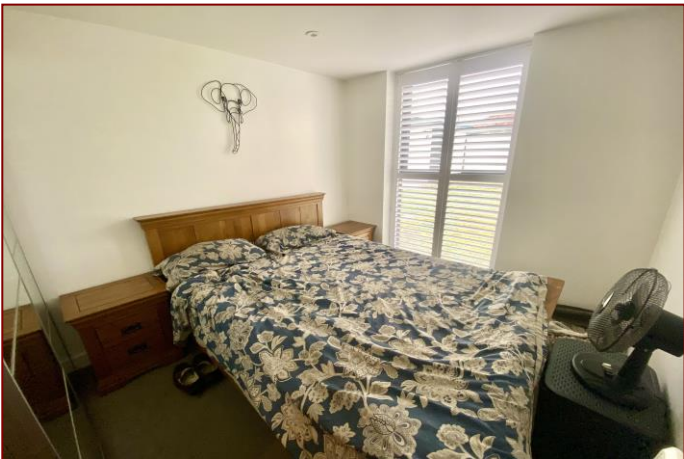
Bathroom:- 6' 2" x 5' 9" (1.88m x 1.75m)
Close coupled WC, wash hand basin, bath with shower over, shower screen, partly tiled.

Outside:-
Allocated parking and additional parking for residents. Communal locked cycle store.

Enclosed rear garden with astroturf and patio, garden shed, outside light.

Material Information
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance is approximately: £2,241 per annum, 125 Years From 2018 so 117 years remaining
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Electric Heating
Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: Allocated Parking
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



Offers in Excess of £189,995
Flat 5, 122 Stow Crescent, Fareham, PO15 6FG

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks
THE INDEPENDENT ESTATE AGENT