

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



Offers Over £105,000 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)





LEASE INFORMATION:



As of 17/08/2026, 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.
Made with Metropix 11/2026

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