

NO ONWARD CHAIN. Well presented, spacious and modern first floor two double bedroom apartment with allocated parking within easy reach of Fareham train station and local amenities.

- Two Double Bedrooms
- Well Presented Living Accommodation
- Spacious Living Room
- Fitted Kitchen
- Bathroom
- Double Glazing and Gas Central Heating
- Allocated Parking Space
- Communal Gardens
- Cul De Sac Location
- No Onward Chain

The Accommodation Comprises:-

Door into communal entrance hall via telephone entry system, stairs to first floor, door with spy glass inset into:

Entrance Hall:-

Radiator, flat ceiling, storage cupboard housing fuse box and meter, further storage cupboard with hanging rail, door into:

Living Room:- 17' 6" x 15' 4" (5.33m x 4.67m) Maximum Measurements

Double glazed window to rear elevation, flat ceiling, radiator, smoke detector.

Kitchen:- 8' 9" x 6' 9" (2.66m x 2.06m)

Double glazed window to front elevation, flat ceiling, extractor fan, range of base and eye level units with roll top work surfaces, tiled splash-back, one and a half bowl stainless steel sink unit with mixer tap, wall mounted gas central heating boiler concealed within wall unit, space and plumbing for washing machine, space for fridge freezer, integrated Electrolux oven and hob, extractor hood over.

Bedroom 1:- 13' 3" x 9' 5" (4.04m x 2.87m) Maximum Measurements

Double glazed window to rear elevation, flat ceiling, radiator.

Bedroom 2:- 10' 10" x 10' (3.30m x 3.05m)

Double glazed window to front elevation, radiator, flat ceiling.

Bathroom:- 10' 9" x 6' 2" (3.27m x 1.88m) Maximum Measurements

Obscured double glazed window to front elevation, flat ceiling, chrome heated towel rail, white suite comprising: panelled bath with shower over, partly tiled, close coupled WC, wash hand basin inset vanity unit.

Outside:-

Allocated parking space, communal gardens, bin storage area.

Agent's Note:-

This property is leasehold.

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Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold. Maintenance is approximately: £2,168 pa, Ground Rent £165 pa, 150 year lease from 2007
 Property Type: - First Floor Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains
 Water Supply: - Mains
 Sewerage: - Mains
 Heating: - Gas Central Heating
 Broadband - Unknown. Average available download speed for this Postcode of 1600MPS: Potential broadband speeds - 115MPS
<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	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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.

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£195,000

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