

**Well presented one bedroom retirement apartment benefiting from parking and resident's garden.**

- **One Bedroom First Floor Retirement Apartment**
- **Lounge**
- **Separate Kitchen**
- **Bathroom**
- **Double Glazing**
- **Electric Heating**
- **Parking for Residents**
- **Communal Garden**

**The Accommodation Comprises:-**

Front door into:

**Communal Entrance Hall:-**

Stairs and lift to first floor. Door into:

**Entrance Hall:-**

Storage cupboard with shelves.

**Lounge:- 13' 6" x 10' 6" (4.11m x 3.20m)**

Double glazed window to front elevation, Velux window to side, Dimplex wall heater.

**Kitchen:- 7' 5" x 5' 6" (2.26m x 1.68m)**

Velux window to side, range of base and eye level units, sink unit, oven and grill, hob with extractor hood over, space for washing machine and space for fridge freezer.

**Bedroom:- 8' 10" x 8' 6" Plus Recess (2.69m x 2.59m)**

Double glazed window to front elevation, Dimplex wall heater, mirror fronted doors to wardrobe.

**Bathroom:- 6' 9" x 5' 6" (2.06m x 1.68m)**

Partly tiled, bath with shower over, shower screen, chrome heated towel rail, wash hand basin inset vanity unit, close coupled WC with concealed cistern, shaver socket, Dimplex wall heater, extractor fan.

**Cherry Tree Court:-**

Parking for residents, communal garden.

**Nota Bene**

Council Tax Band: - Fareham Borough Council. Tax Band B

Tenure: - Leasehold. Maintenance is approximately: £230, Ground

Rent £100pa, TBC Years Remaining

Property Type: - First Floor Retirement 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:

<https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks -

<https://checker.ofcom.org.uk/>

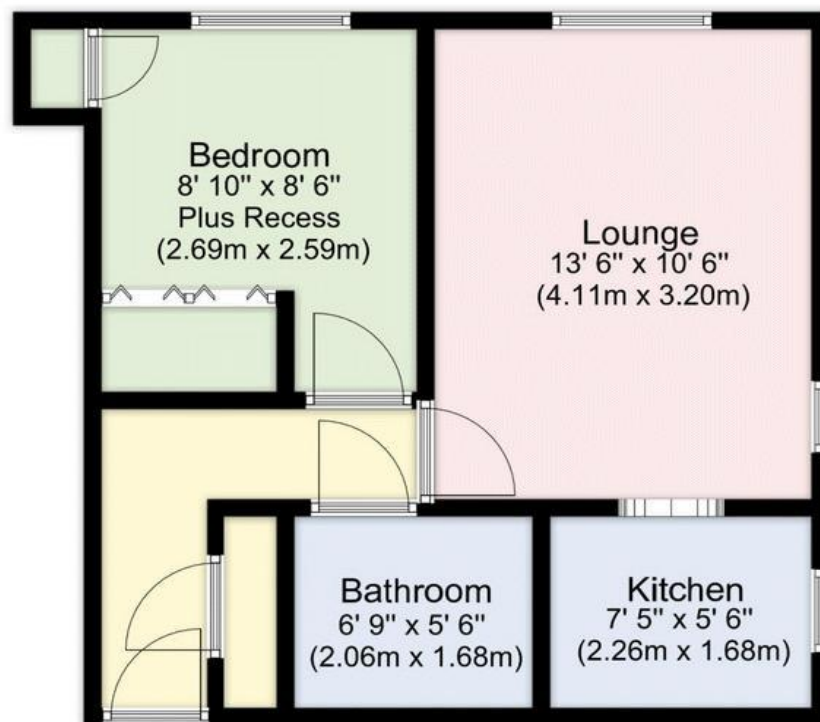
Parking: Unallocated Parking

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	81 B	83 B
69-80	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.



£150,000

7 Cherry Tree Court, Havelock Road, Warsash, SO31 9AG

Fenwicks - Fareham Office: 01329 285 500 [www.fenwicks-estates.co.uk](http://www.fenwicks-estates.co.uk)

**Fenwicks**

THE INDEPENDENT ESTATE AGENT