NO ONWARD CHAIN. Spacious two bedroom ground floor apartment with own private garden, off road parking and located close to Henry Cort School.

- **Two Bedroom Ground Floor Apartment**
- **Entrance Hall**
- **Lounge**
- **Kitchen**
- **Shower Room**
- **Gas Central Heating**
- **Double Glazing**
- **Off Road Parking**
- **Own Private Garden**
- **No Onward Chain**

The Accommodation Comprises:-
Front door into:

Entrance Hall:- 14' 10'' x 6' (4.52m x 1.83m)
Storage cupboard, further cupboard housing meters and fuse-box.

Lounge:- 15' 2'' x 11' 6'' (4.62m x 3.50m)
Window to rear elevation, radiator, fireplace.

Kitchen:- 11' 4'' x 7' 5'' (3.45m x 2.26m)
Window to rear elevation, glazed door giving access to garden, range of base and eye level units, sink unit, recess for oven and space for further electrical appliances, wall mounted gas central heating boiler.

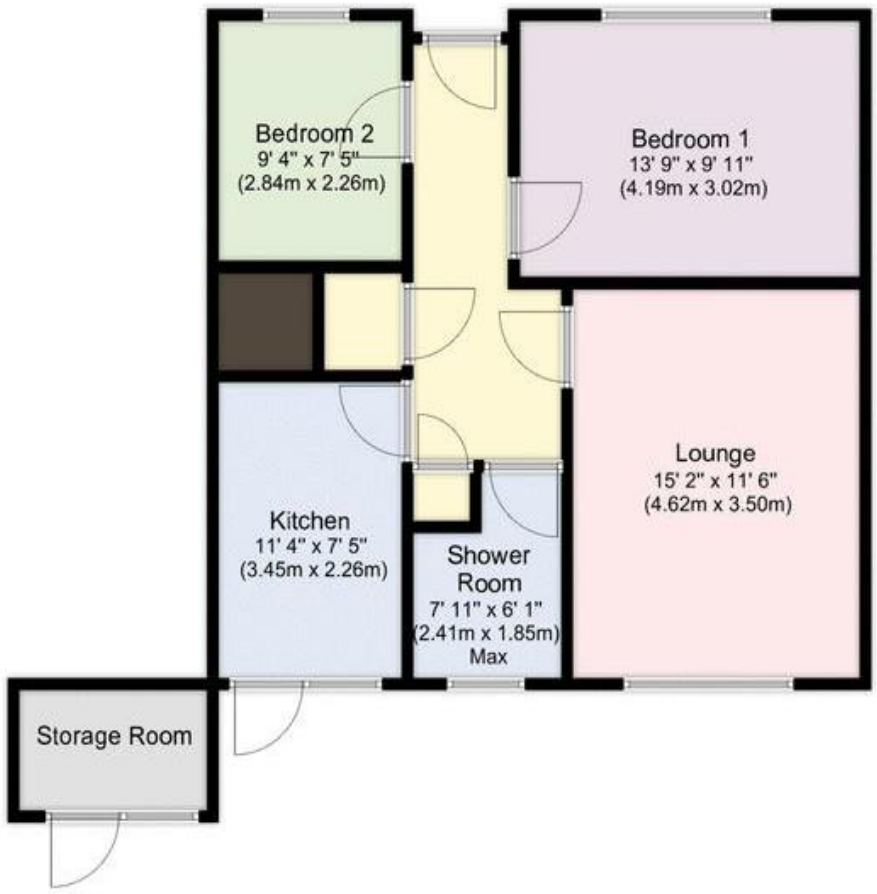
Bedroom 1:- 13' 9'' x 9' 11'' (4.19m x 3.02m)
Window to front elevation, radiator.

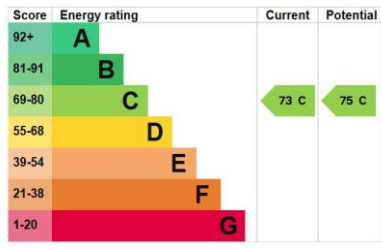
Bedroom 2:- 9' 4'' x 7' 5'' (2.84m x 2.26m)
Window to front elevation, radiator.

Shower Room:- 7' 11'' x 6' 1'' (2.41m x 1.85m) Maximum Measurements
Window to rear elevation, shower with curtain, WC, wash hand basin, tiled, radiator.

Outside:-
Parking to the front, pathway to the side leads to rear with private garden laid to lawn with mature shrubs and plants, fruit trees. Door to outside storage room with window to rear.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. Maintenance is approximately: £641 pa, including ground Rent.
Lease: 125 years from 1983
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Unknown. Average available download speed for this Postcode of 1600 MPS: https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: Driveway
Flood Risk: - Check at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)





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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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The Property Ombudsman

£195,000

138 Hillson Drive, Fareham, PO15 6PA

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