

NO ONWARD CHAIN. Well presented and spacious one double bedroom ground floor retirement apartment in central Fareham with it's own door onto patio and refitted shower room.

- One Bedroom Ground Floor Retirement Apartment in Central Fareham
- Living Room with own front door giving access to front
- Fitted Kitchen
- Refitted Shower Room
- Recently Laid Carpets (Sept-26)
- Double Glazing and Electric Heating
- Parking for Residents
- Leasehold
- On Site Manager, Communal Lounge, Launderette and Gardens
- No Onward Chain

The Accommodation Comprises:-
Front door via telephone security system into:

Communal Hall:-
Corridor leading to apartment with communal lounge and kitchen and access to rear garden, manager's office, launderette.

Entrance Hall:-
Emergency bell-pull, telephone entry security system, airing cupboard with tank and shelves.

Living Room:- 17' 8" x 11' 2" (5.38m x 3.40m) Maximum Measurements
Double glazed door with window to side giving access to patio area, coal effect electric fire, wall heater, cupboard housing meters and fuse box, emergency bell-pull, double opening glazed doors giving access to:

Kitchen:- 9' x 5' 8" (2.74m x 1.73m)
Double glazed window to front elevation, base and eye level units with work surfaces, hob with extractor hood over, oven and grill, microwave, space for fridge, recess for integrated freezer, emergency bell-pull, wall heater.

Bedroom:- 15' 6" x 8' 7" (4.72m x 2.61m) Maximum Measurements
Double glazed window to front elevation, Dimplex wall heater, mirror fronted sliding doors to wardrobe cupboard, emergency bell-pull.

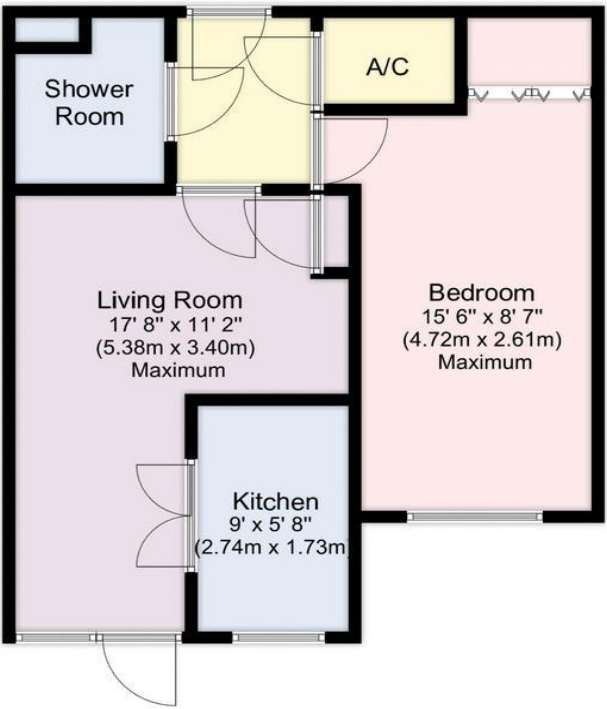
Shower Room:- 6' 9" x 5' 7" (2.06m x 1.70m)
Tiled, shower, close coupled WC with concealed cistern, wash hand basin inset vanity unit, mirror, extractor fan, electric wall heater.

Faregrove Court:-
Accessed via security gates with parking for residents, pathway leads to gates which allows pedestrian access to delightful communal gardens with patio area.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance is approximately: £TBC, Ground Rent £TBC, 104 Years Remaining
Property Type: - Ground Floor Retirement Apartment
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains, Included in the Maintenance Charge
Sewerage: - Mains, Included in the Maintenance Charge
Heating: - Electric Heating
Broadband - Unknown. Average available download speed for this Postcode of 24MPS: Potential broadband speeds - 80MPS
<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		
69-80	C	76 C	79 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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£130,000
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