

NO ONWARD CHAIN. Situated in the centre of Fareham, close to the shopping precinct this is a spacious two bedroom first floor apartment.

The Accommodation Comprises:-
Front door into:

Communal Entrance Hall:-
Stairs to first floor, door into:

Entrance Hall:-
Radiator, access to loft.

Living Room and Kitchen:- 15' 10" x 13' 8" (4.82m x 4.16m) Maximum Measurements
Windows to side and rear elevations, wooden floor, radiator, Gas Central Heating boiler, base and eye level units, single bowl sink unit, oven, hob with extractor hood over, space for washing machine and fridge freezer.

Bedroom 1:- 10' 10" x 10' 6" (3.30m x 3.20m)
Window to front elevation, radiator.

Bedroom 2:- 12' 8" x 8' 6" (3.86m x 2.59m)
Window to rear, radiator.

Bathroom:- 8' 7" x 7' 4" (2.61m x 2.23m) Maximum Measurements
Window to rear elevation, bath with shower over, shower screen, close coupled WC, wash hand basin, chrome heated towel rail, extractor fan.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance £900 pa, Ground Rent £200 pa, 103 Years Remaining
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 76MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: n/a
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	73 C	77 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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£170,000
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