

Two bedroom first floor maisonette close to Redlands Primary School and within easy reach of Fareham town centre and train station.

- Two Bedroom First Floor Maisonette
- Spacious Lounge with Balcony
- Kitchen/Breakfast Room
- Bathroom
- Gas Central Heating
- Double Glazing
- Close to Redlands Primary School and Within Easy Reach of Fareham Train Station

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Stairs to first floor, radiator.

Inner Hall:-
Under-stairs storage cupboard.

Living Room:- 15' 10" x 13' 2" (4.82m x 4.01m) Maximum Measurements
Window to rear with glazed door giving access to balcony, radiator.

Kitchen:- 13' 4" x 9' 6" (4.06m x 2.89m) Maximum Measurements
Window to side, door to cupboard, range of base and eye level units with roll top work surfaces, single bowl sink unit, recess for washing machine and tumble dryer, space for oven and grill, partly tiled, wall mounted gas central heating boiler, space for fridge freezer and dishwasher.

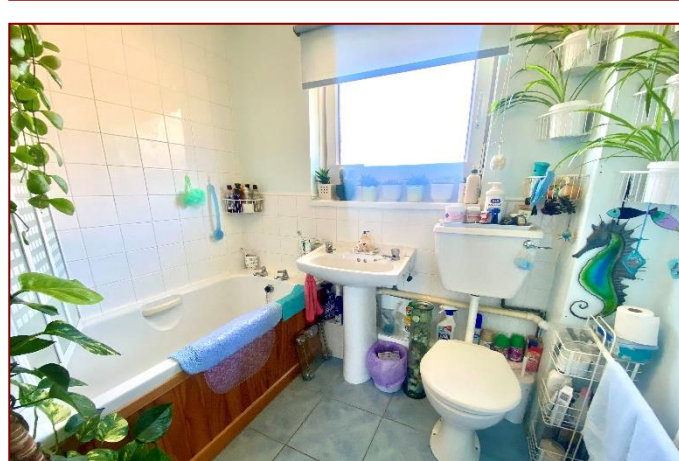
First Floor Landing:-
Over-stairs storage cupboard.

Bedroom 1:- 15' 10" x 11' 6" (4.82m x 3.50m) Maximum Measurements
Window to rear elevation, radiator, storage cupboard.

Bedroom 2:- 11' 8" x 9' 6" (3.55m x 2.89m) Maximum Measurements
Window to side, radiator, twin cupboards with double opening doors.

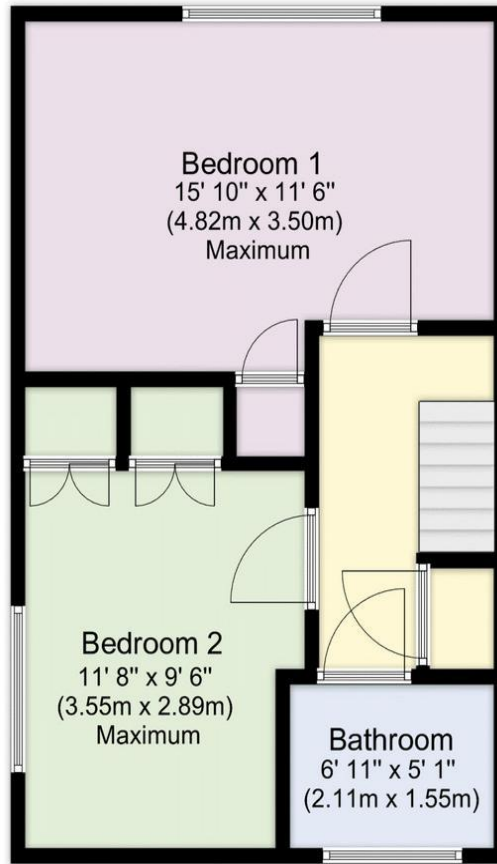
Bathroom:- 6' 11" x 5' 1" (2.11m x 1.55m)
Window to rear elevation, low level WC, wash hand basin, bath with shower over, shower screen, radiator, extractor fan.

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Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. Maintenance is approximately: £919 pa, Ground Rent £10 pa, 91 Years Remaining
Property Type: - First Floor Maisonette
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains,
Sewerage: - Mains,
Heating: - Gas Heating
Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>





Ground Floor



First Floor

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | |
| 55-68 | D | 68 D | 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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£175,000

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