



**£230,000** Leasehold

We're pleased to present to the market this stunning two bedroom apartment located in The Fairways, Farlington. The property is located on the second floor of the building and consists of, two double bedrooms, a bathroom boasting a four piece bathroom suite, a modern fitted kitchen and a lounge. Other benefits include views over the communal gardens, double glazing and an allocated parking space. To arrange your viewing contact our Drayton Office today!



## COMMUNAL ENTRANCE

Stairs to all floors.

## SECOND FLOOR

### FRONT DOOR

### HALLWAY

### BEDROOM TWO

16' 8" x 8' 3" (5.08m x 2.51m)

### BATHROOM

### LOUNGE

17' 8" x 10' 11" (5.38m x 3.33m)

### KITCHEN

11' 0" x 9' 0" (3.35m x 2.74m)

### BEDROOM ONE

16' 4 max" x 16' 0 max" (4.98m x 4.88m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



As of 25/03/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Dack

**Balance of Lease:** 131 years as of 25/03/2026

**Ground Rent Charges:** £62.50 every 6 months

Ground Rent Review Period: Every 25 years

**Maintenance/Service Charges:** £1447.00 annually (£120 per month)

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in the service charges.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2026

**OFFICE ADDRESS**

196 Havant Road, Drayton, Portsmouth,  
Hampshire, PO6 2EH

**OFFICE DETAILS**

023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk