NO ONWARD CHAIN. Beautifully presented one bedroom ground floor retirement apartment with its own door onto patio area ands located in the town centre within easy access of the many shops and amenities. This modern development benefits from a range of communal facilities including an Owners' Lounge with coffee bar, Guest Suite and beautiful landscaped gardens.

The Accommodation Comprises:-
Entrance via video security entry system into communal entrance hall. Door into Entrance Hall with storage cupboard with tank and shelves, fuse box and meters.

Living Room:- 23' 4'' x 10' 5'' (7.11m x 3.17m)
Double glazed window to side, double glazed door with window to rear giving access to patio area and communal car parking area, wall heater, door into:

Kitchen:- 7' 9'' x 7' 3'' (2.36m x 2.21m)
Range of base and eye level units with work surfaces, under-lighting to wall units, pull out carousel unit, sink unit, oven, hob with extractor hood, fridge and freezer, washing machine.

Bedroom:- 14' Plus Recess x 9' 3'' (4.26m x 2.82m)
Double glazed window to rear elevation, wall mounted heater, door to walk-in closet (5'7 x 4'10) with light, mirror, hanging rail and shelves.

Shower Room:- 6' 11'' x 5' 5'' (2.11m x 1.65m)
Shower cubicle, close coupled WC with concealed cistern, wash hand basin inset vanity unit, partly tiled, wall mounted vanity unit, extractor fan.

Outside:-
Gated entrance with parking for residents, communal gardens with patio area, buggy store.

Thackeray Lodge
Located within minutes walk of Fareham town centre and close to Fareham train and bus stations, doctor's surgery and other local amenities. Thackeray Lodge was recently constructed in 2024 to high specifications and benefits from a large guest lounge and guest bar.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance is approximately: £2,712.37 pa (includes building insurance, water and 24/7 emergency care line), Ground Rent £nil, Lease: 999 years from 2024.
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 1600MPS: Potential broadband speeds - 115MPS 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)
















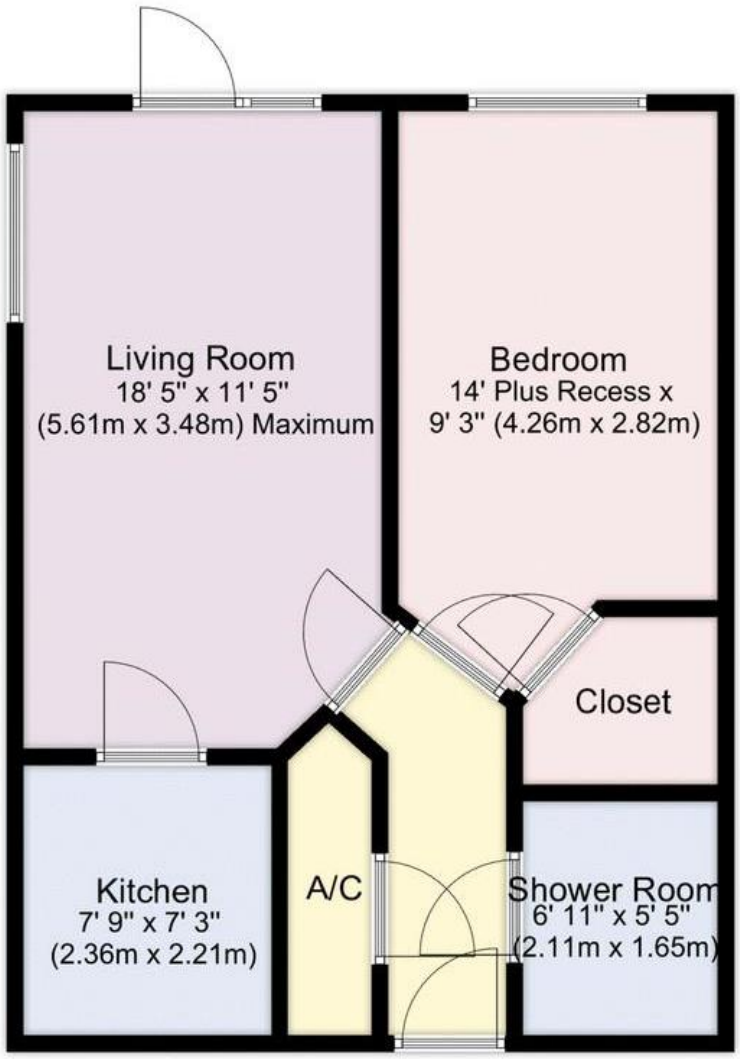

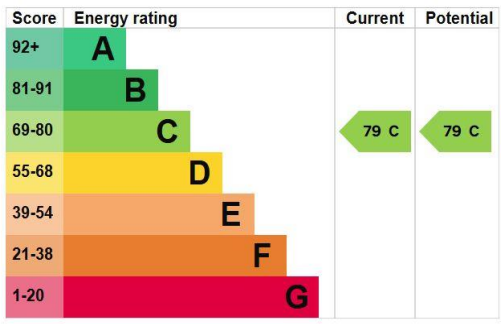

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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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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Data Protection: We retain the copyright in all advertising material used to market this Property.
Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.

The Property Ombudsman



£275,000

8 Thackeray Lodge, Trinity Street, Fareham, PO16 7FS

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