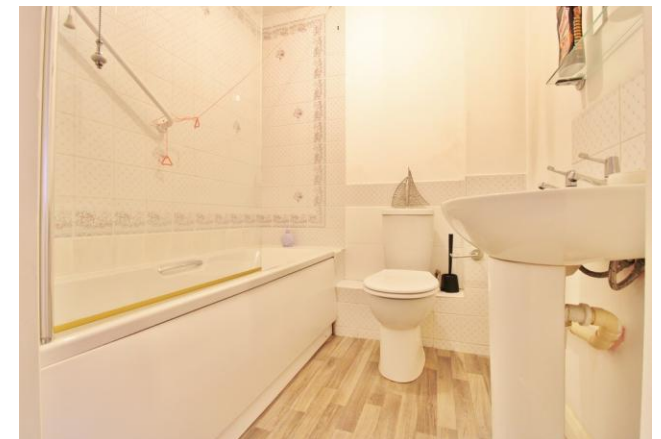




**£70,000**  
**Grosvenor Court**  
Stubbington, PO14 2AX

## PROPERTY SUMMARY

This first floor, one bedroom, retirement property is offered for sale with no forward chain, located very close to the shops and amenities of Stubbington Village. Benefits include one bedroom with built in storage cupboard, a living space leading into the kitchen, and a neutral bathroom. Other benefits to the block include a lift, laundry room, buggy store area, well maintained communal gardens. Please call our Stubbington branch now to avoid missing out.





## **HALLWAY**

**KITCHEN** 9' 3" x 6' 3" (2.82m x 1.91m)

**LIVING ROOM** 15' 2" x 9' 3" (4.62m x 2.82m)

**BEDROOM** 10' 8" x 9' 1" (3.25m x 2.77m)

**BATHROOM** 5' 9" x 5' 7" (1.75m x 1.7m)

**LAUNDRY ROOM** Communal laundry facilities located on the ground floor.

## **OUTSIDE**

**RESIDENTS PARKING** Non-allocated residents parking to the front of the building.

## **MOBILITY SCOOTER SHELTER**

**COMMUNAL GARDEN** Pleasant and well-maintained communal gardens to the rear, mainly laid to lawn and mature shrubbery for the enjoyment of residents.

**AGENTS NOTES** Lease: 62 years remaining.

Agent: Ancor Hanover Group

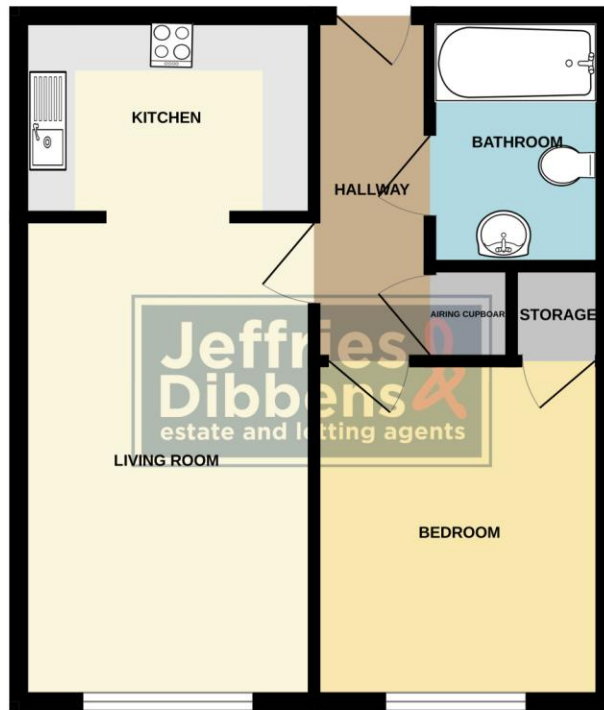
Balance on lease: 62 years

Service/maintenance charge: £252/month

Building insurance included

Review period is annual

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative 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.  
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**LOCAL AUTHORITY**  
Fareham Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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