

NO ONWARD CHAIN. Well presented one bedroom ground floor apartment situated within walking distance of Fareham Town Centre with open-plan kitchen/living room, modern bathroom and parking to the rear.

- Well Presented One Bedroom Ground Floor Apartment
- Modern Fitted Kitchen with Living Area
- Modern Bathroom
- Gas Central Heating
- Allocated Parking
- Close to Fareham Town Centre
- No Onward Chain
- Right to Manage

The Accommodation Comprises:-
Front door into:

Living Room and Kitchen:- 21' 8" x 12' (6.60m x 3.65m) Maximum Measurements

Living Area with window to front, flat ceiling inset spot lighting, wood floor, radiator. Kitchen with range of base and eye level units with under-lighting to wall units, work surfaces, one and a half bowl sink unit, oven, hob with extractor hood over, wine rack, dishwasher, washing machine, fridge freezer. NEFF appliances throughout. Sky TV.

Inner Hallway:-

Radiator, cupboard with fuse-box and meters. Door giving access to communal hallway which accesses the rear.

Bedroom:- 12' 9" x 10' 10" to wardrobes (3.88m x 3.30m)

Window to rear, radiator, flat ceiling inset spot lighting, mirror fronted sliding doors to wardrobe, TV point, cupboard with boiler.

Bathroom:- 7' x 5' 7" (2.13m x 1.70m)

Bath with shower over, shower screen, tiled, WC with concealed cistern, wash hand basin inset vanity unit, mirror with lighting, chrome heated towel rail, tiled floor, extractor fan.

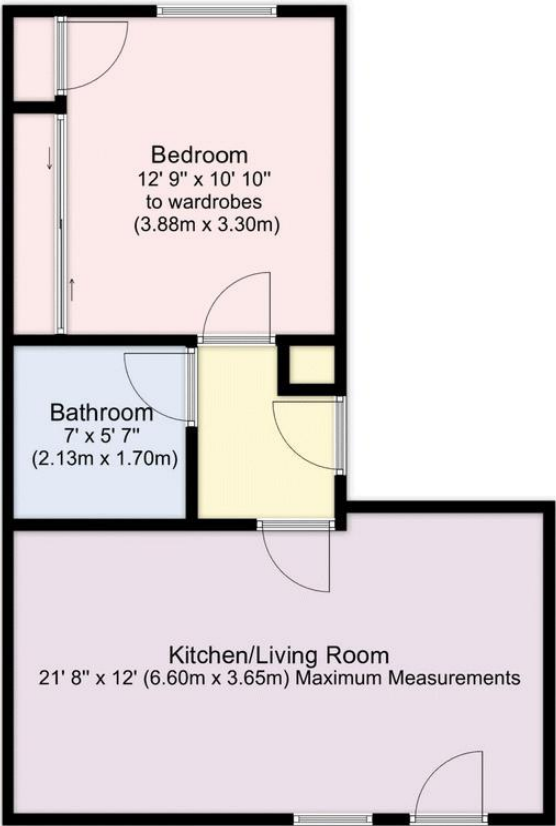
Agent's Note:-

Parking for residents and visitors parking. Leasehold with right to manage from 21/6/26.

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Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance is £2194.31, pa, Ground Rent £452.77 pa, 983 Years Remaining
Property Type: - Ground Floor Flat
Parking: Allocated Parking Property Construction: - Traditional
Electricity Supply: - Mains
Gas Supply Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Heating
Broadband -<https://www.openreach.com/fibre-broadband>
Mobile Signal: Available <https://checker.ofcom.org.uk> Flood Risk - Check at the Environmental Agency's website <http://www.environment-agency.gov.uk/homeandleisure/floods/31656>





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	78 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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£175,000
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