

£100,000
26 Grosvenor Court
Stubbington, PO14 2AX

PROPERTY SUMMARY

With no forward chain, this well-presented one bedroom, first-floor retirement apartment is offered for sale in Grosvenor Court, conveniently located within walking distance of Stubbington Village and nearby bus stops. The property benefits from newly installed electric heaters, a modern fitted kitchen with a window, a lounge/diner, a double bedroom with a built-in storage cupboard, and a shower room. Further benefits include beautifully maintained communal gardens, a lift serving all floors, a secure entry system, emergency pull cords, and residents' parking. This lovely apartment is presented in excellent condition throughout, and we strongly recommend an internal viewing to fully appreciate all it has to offer.





HALLWAY

BEDROOM 10' 9" x 9' 1" (3.28m x 2.77m)

BATHROOM 5' 11" x 5' 7" (1.8m x 1.7m)

KITCHEN 9' 4" x 5' 8" (2.84m x 1.73m)

LOUNGE/DINER 14' 6" x 9' 4" (4.42m x 2.84m)

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.

LEASEHOLD DETAILS Lease: 99 years from 1988

Service charges: Approx. Service Charge: £308.79 per month

A site manager is available from 9am to 12:45pm from Monday to Friday.

FIRSTFLOOR



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.
Made with Mergim 12/2019

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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