

Well presented and spacious two double bedroom first floor apartment in central Fareham within minutes walk of mainline train station shopping centre and local amenities.

The Accommodation Comprises:-

Front door into communal entrance hall with stairs to first floor, front door into:

Entrance Hall:- 17' 6" x 3' 5" (5.33m x 1.04m)

Smoke detector, radiator, cupboard with shelves, meter and fuse box.

Lounge:- 14' 1" x 10' 7" (4.29m x 3.22m)

Double glazed windows to rear elevation, radiator.

Kitchen:- 11' 4" x 10' 11" (3.45m x 3.32m)

Range of base and eye level units with single bowl sink unit, oven and grill, hob with extractor hood over, space for washing machine, space for fridge freezer, wall mounted gas central heating boiler.

Bedroom 1:- 12' 8" x 10' 5" (3.86m x 3.17m)

Double glazed window to rear, radiator.

Bedroom 2:- 10' 11" x 10' 4" (3.32m x 3.15m) Maximum Measurements

Double glazed windows to rear elevation, radiator.

Bathroom:- 5' 11" x 5' 10" (1.80m x 1.78m)

Close coupled WC, wash hand basin inset vanity unit, bath with shower over, shower screen, radiator.

Agent's Note:-

Bike store located near the communal entrance. Permit for parking is available by application.

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Council Tax Band: - Fareham Borough Council. Tax Band B
 Tenure: - Leasehold. Maintenance is approximately: £1,500 pa, Ground Rent £150 pa, 110 Years Remaining
 Property Type: - Upper Floor Apartment
 Property Construction: - Traditional
 Electricity Supply: - Mains,
 Water Supply: - Mains,
 Sewerage: - Mains,
 Heating: - Gas Heating
 Broadband - Unknown. Average available download speed for this Postcode of 1600MPS: Potential broadband speeds - 80MPS
<https://www.openreach.com/fibre-broadband>





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

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£170,000

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THE INDEPENDENT ESTATE AGENT

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