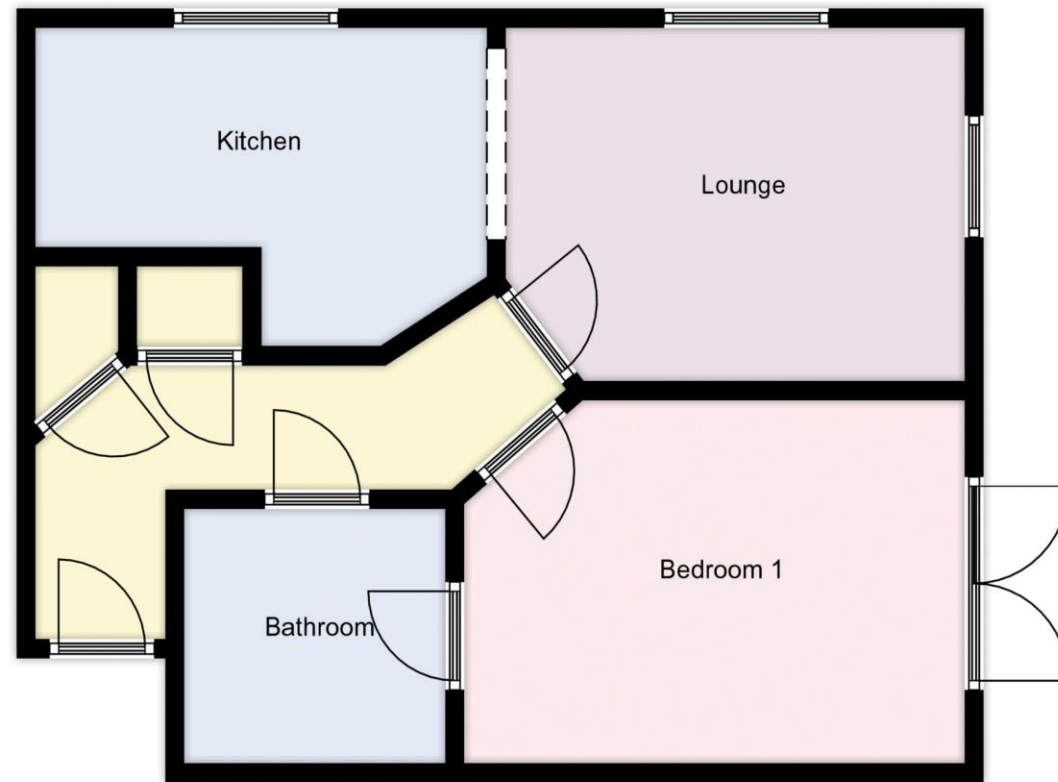


Property Reference:- F2105 Floor Plans (For illustrative purposes and not drawn exactly to scale)



£134,000

12 Clarkes Court, Quay Street, Fareham, PO16 0LE

Nota Bene

Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. 136 years remaining on Lease, Maintenance is £1500pa, Ground Rent £156pa
Property Type: - First Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Electric Heating
Broadband - Currently supplied by Sky. Average available download speed for this Postcode of 945 MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>
Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>
Parking: No Allocated Parking
Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor



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

- First Floor One Bedroom Corner Apartment
- Juliet Balcony to Bedroom
- Open-Plan Living
- Lounge with two windows with southerly aspect
- Kitchen
- Jack & Jill Bathroom
- Central Fareham Location situated next to Tesco supermarket
- Enjoying some views of Fareham Creek and Cinema
- NO CHAIN AHEAD

The Accommodation Comprises;

Front door with security telephone entry system into:-

Communal Entrance Hall:-

Stairs to first floor, front door into:-

Entrance Hall:-

Flat ceiling with smoke detector inset, airing cupboard with meters and fuse box, further cupboard housing hot water cylinder tank, electric underfloor heating, door to bathroom.

Open-Plan Lounge/Kitchen:-

Lounge Area:-
11' 10" x 8' 10" (3.60m x 2.69m) Maximum Measurements

Double glazed window to front and side elevations.



Kitchen Area:-
11' 8" x 7' 10" (3.55m x 2.39m) Maximum Measurements

Double glazed window to side elevation, flat ceiling with smoke detector and extractor inset, base and eye level units with roll-top work surfaces, integrated oven and four-ring electric hob with stainless steel splashback and stainless steel extractor over.



Bedroom 1:-
12' 10" x 9' 1" (3.91m x 2.77m) Maximum Measurements

Double glazed window to front elevation, door to Jack and Jill bathroom.



Jack and Jill Bathroom:-
6' 9" x 6' 3" (2.06m x 1.90m)

Flat ceiling with smoke detector and extractor inset, close-coupled wc, wash hand basin with mixer tap and tiled splashback, mirror-fronted wall unit, panelled bath with mixer tap and shower over, shower screen, partly tiled, door leading to entrance hall.

