

NO ONWARD CHAIN. Stunningly presented and spacious unique one double bedroom first floor retirement apartment with refitted kitchen and refitted bathroom. Residents parking and delightful communal gardens.

The Accommodation Comprises:-

Front door to communal entrance hall with stairs to the apartment, front door into:

Entrance Hall:-

Telephone security entry system, radiator, smoke detector, storage cupboard with shelving, airing cupboard with slatted shelves and hot water tank.

Lounge with Dining Area:- 22' 9" x 16' 4" (6.93m x 4.97m) Maximum Measurements

Sash windows overlooking quadrangle, further sash window to side, two double radiators, coving to ceiling, original ornamental fireplace.

Kitchen:- 9' 2" x 8' 3" (2.79m x 2.51m)

Window to side elevation, refurbished with range of base and eye level units with roll top work tops, one and a half bowl stainless steel sink unit with mixer tap, gas hob with oven and grill, perspex splash-back, stainless steel extractor, integrated refrigerator and freezer, recess for washing machine, wall mounted Vaillant gas central heating boiler.

Bedroom:- 11' 4" x 9' 10" (3.45m x 2.99m)

Sash window overlooking garden, radiator, coving to ceiling.

Bathroom:- 11' 5" x 6' (3.48m x 1.83m)

Obscured sash window, close coupled WC, wash hand basin with mixer tap, tiled splash-back inset vanity unit, panelled bath with shower attachment, shower screen, radiator, partly tiled.

Outside:-

Manager on-site, parking for residents, laundry room, guest suite. There is an electric point for a buggy solely for the use of this apartment. Emergency bell-pulls in apartment.

Agent's Note:-

Extended lease with 150 years remaining. Grade II Listed

Nota Bene:-

Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold: Lease: TBC . Service Charge approx. TBC and Ground Rent TBC.

Property Type: - Retirement Apartment

Property Construction: - Traditional, Grade II Listed

Electricity Supply: - Mains

Water Supply: - Mains

Sewerage: - Mains

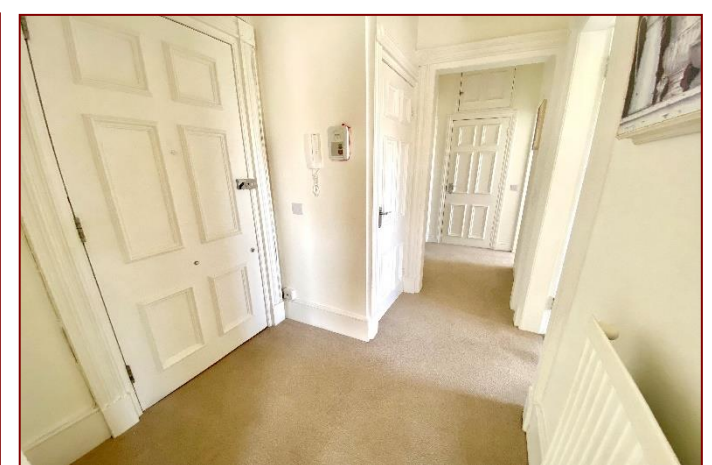
Heating: - Electric Heating

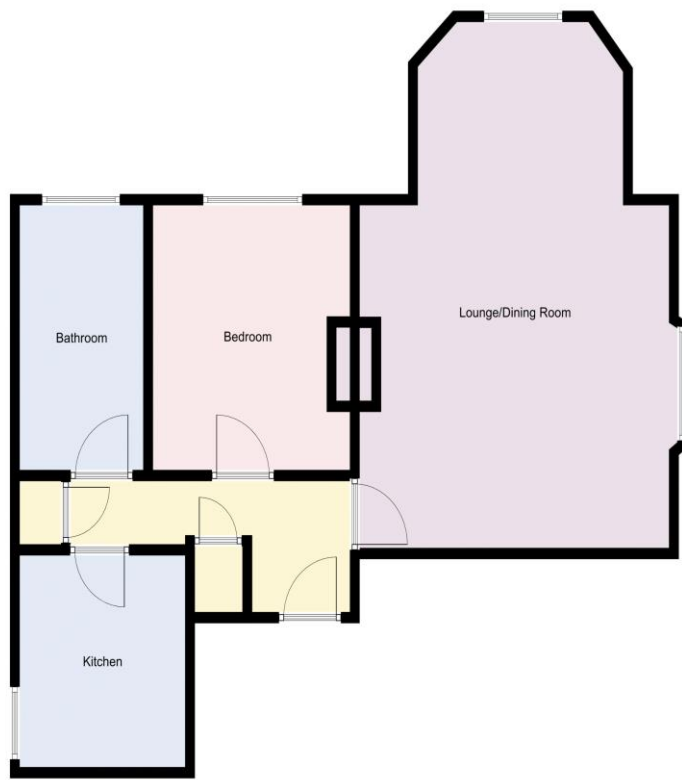
Broadband - Currently supplied. Average available download speed for this Postcode of 76MB: Potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>

Parking: Residents Parking

Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

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.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted.



£165,000

5 Northwood House, Northwood Square, Fareham, PO16 7LX

Fenwicks - Fareham Office: 01329 285 500 www.fenwicks-estates.co.uk

Fenwicks

THE INDEPENDENT ESTATE AGENT