



£160,000

Leasehold

**57 Sunlight Gardens,
Fareham, Hampshire PO15 6DG**



Quick View

	1 Bedroom		None
	1 Living Room		1 Bathroom
	Second Floor Flat		EPC Rating C
	1 x Allocated Parking Space		Council Tax Band A

Reasons to View

- Sociable open plan living makes this a perfect home for those who enjoy entertaining and don't want to miss out on the conversation outside of the kitchen.
- Buy to let investors could enjoy a monthly rent of circa £750, this style and location is very popular with renters.
- It's less than a 20 minute walk to Fareham train station so the commute to work will be a breeze, or you can enjoy an evening out and leave the car at home.
- There's an allocated parking spot in the car park at the rear of the building, keeping your car safe and sound.
- Only half a mile to your local convenience stores, chemist, takeaways and doctors at the end of Gudge Heath Lane
- Being up on the top floor there's no one above to disturb you, and you have double doors onto a Juliet balcony to open up and let the fresh air in.

Description

Entering via the communal security entrance you will find stairs up to the second floor. Once in the apartment the hallway offers a storage cupboard so you can hide your ironing board and the Hoover out of sight. The bathroom is fitted with a white suite and tiled around the bath with a separate shower over. The bedroom is a good size with space for wardrobes on one wall.

The open plan living area has double doors to a Juliet balcony overlooking the communal garden area below and trees beyond. There is plenty of room for a sofa and a dining table too. The kitchen has a window to the side and fitted units with a built in electric oven and gas hob, the fridge/freezer and washing machine will remain. The gas combination boiler was replaced in 2021 and is hidden away behind a matching unit for a neat look.

Outside there is an allocated parking space behind the building, accessed via an arch under the adjoining coach house.

Other Information

This property is Leasehold with 131 years left of the 150 year lease dated 01/01/2007. We are advised that the annual ground rent should be £250, but is reduced to £125 due to Landlord Credit, (doubling every 10 years, next review 2027). The annual service charge is approx. £2,170 payable to RMG the managing agents.

We are using library photos to market the property as the property is currently let, the fixed term is due to end in February when the tenancy will become periodic.

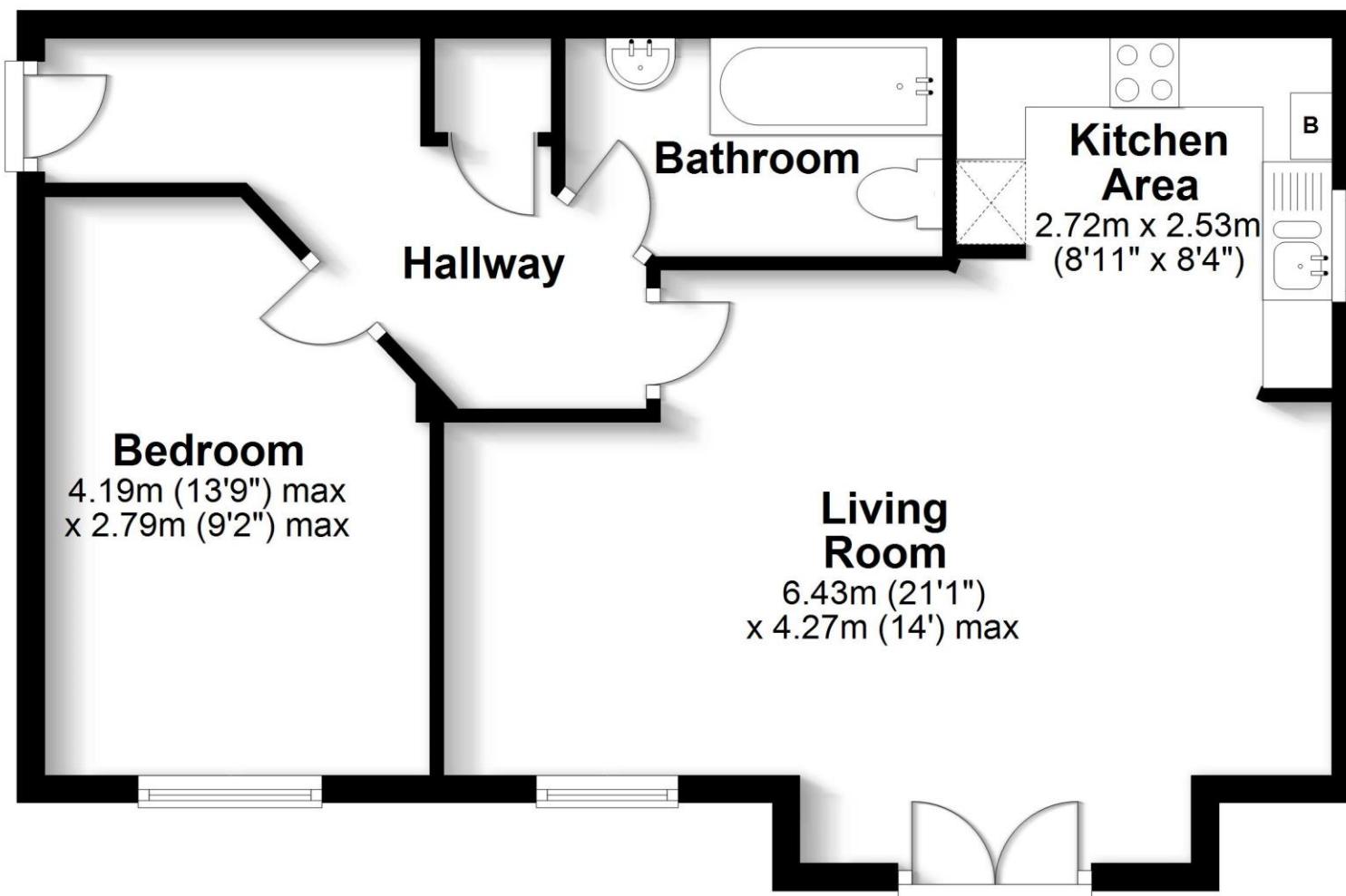
If you are not buying to let the tenant will need to be given 2 month's notice and to have vacated prior to exchange of contracts, although there is no forward chain to delay things.

Directions

<https://what3words.com/broad.prevented.runways>

Floor Plan

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 51.5 sq. metres (554.0 sq. feet)

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