

BROOK
INDEPENDENT
ESTATE AGENTS

11 Acacia Lodge, Trinity Street, Fareham PO16 7SX

A spacious one bedroom age exclusive retirement apartment in a lovely sunny corner position with personal door to private communal gardens a short stroll of Fareham Centre

£110,000

ACCOMMODATION

- Larger-style one bedroom retirement apartment set in an age exclusive Churchill Development
- There are 48 properties arranged over two floors providing prestigious accommodation in a central spot for those 60 yrs plus
- Convenient and sought after corner ground floor position
- Spacious entrance hallway
- Useful storage cupboard
- 22ft living/dining room providing versatile living options for furniture with views across the sunny communal gardens
- Direct personal access to the garden
- Modern fitted kitchen with integral cooker
- Generous master bedroom with fitted wardrobes
- Wet room with shower
- Electric heating and communal parking







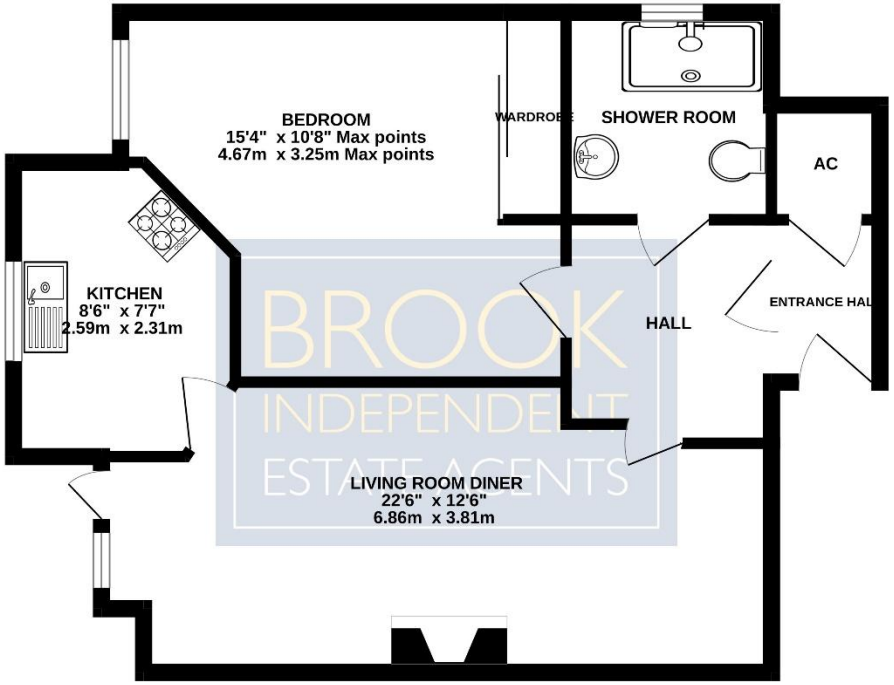


.Nestled in a highly desirable, peaceful pocket of the town, Acacia Lodge offers the ultimate in independent, low-maintenance retirement living. Perfectly positioned just a short, level stroll from the vibrant heart of Fareham town centre, residents benefit from effortless access to an array of excellent local amenities. From everyday essentials at the nearby shopping precincts and supermarkets to a delightful selection of cafés, traditional pubs, and restaurants, everything you need is virtually on your doorstep. For those seeking active leisure and culture, the nearby community hubs, library, and local parks offer fantastic social opportunities, while superb bus and rail connections make exploring the wider Hampshire coastline or visiting family an absolute breeze. Acacia Lodge truly combines a secure, companionship-filled community with the convenience of town-centre living.
The property comprises an entrance hallway with useful storage cupboard, leading to a generous 22ft living/dining room with direct access to the garden, providing an ideal space for relaxing and entertaining. There is a modern fitted kitchen, a spacious master bedroom with fitted wardrobes and a wet room fitted with a shower. Further benefits include electric heating and communal parking.
An ideal opportunity for those seeking comfortable, spacious and convenient retirement living within walking distance of the shops, railway station and community facilities offered with no chain an early inspection is highly recommended.
Council tax band B
Leasehold information provided by client :
103 years left on lease
Maintenance Charge £2782.18 per annum
Ground rent: £385 per annum





GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



11 ACACIA LODGE FAREHAM PO16 7SX

TOTAL FLOOR AREA : 574 sq.ft. (53.3 sq.m.) approx.

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.
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