

**NO ONWARD CHAIN.** Beautifully presented two double bedroom apartment with refitted kitchen and situated close to Fareham town centre with its shops, train station and local amenities.

- Two Double Bedroom Upper Floor Apartment
- Beautifully Presented Living Accommodation
- Refitted Kitchen
- Spacious Lounge
- Bathroom
- Gas Central Heating
- Double Glazing
- Close to Fareham Town Centre and Train Station
- No Onward Chain

**The Accommodation Comprises:-**

Front door via telephone entry security system into:

**Communal Entrance Hall:-**

Stairs to first floor, door into:

**Entrance Hall:-**

Radiator, smoke detector, cupboard.

**Lounge:- 19' 3" x 12' 6" (5.86m x 3.81m)**

Double glazed windows to front elevation, radiator.

**Kitchen:- 11' 11" x 9' 4" (3.63m x 2.84m) Maximum Measurements**

Range of base and eye level units with work surfaces, one and a half bowl stainless steel sink unit, oven, hob with extractor hood over, integrated washing machine, fridge, freezer, dishwasher, breakfast bar.

**Bedroom 1:- 14' 3" x 13' 8" (4.34m x 4.16m)**

Double glazed window to front elevation, radiator, cupboard with gas central heating boiler.

**Bedroom 2:- 14' 3" x 8' 11" (4.34m x 2.72m)**

Double glazed windows to front elevation, radiator.

**Bathroom:- 7' 2" x 5' 8" (2.18m x 1.73m)**

Panelled bath with shower attachment over, close coupled WC, wash hand basin, towel rail, extractor fan.

**Agent's Note:-**

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

**Nota Bene**

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,

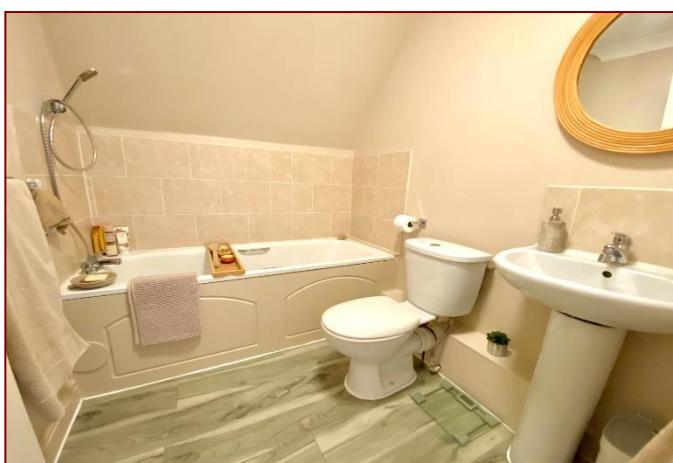
Sewerage: - Mains,

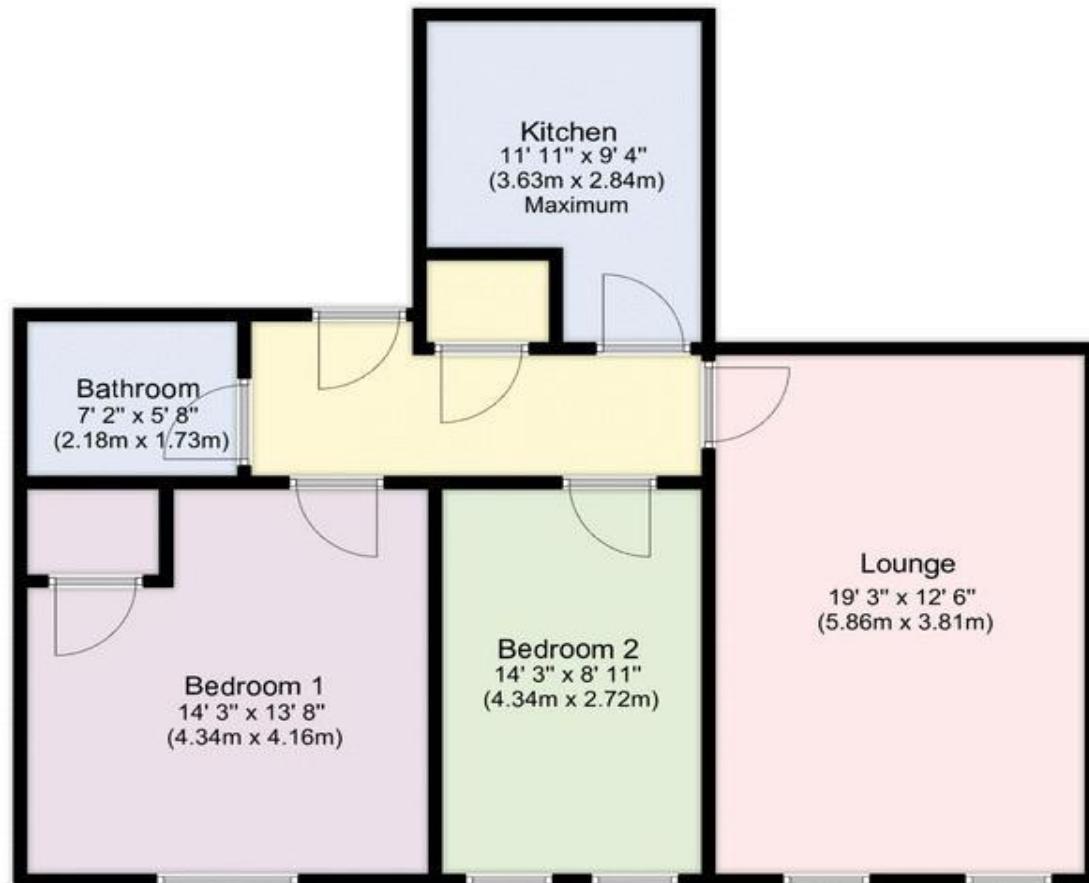
Heating: - Gas Heating

Broadband - Unknown. Average available download speed for this

Postcode of 1600MPS: Potential broadband speeds - 80MPS

<https://www.openreach.com/fibre-broadband>





Awaiting EPC

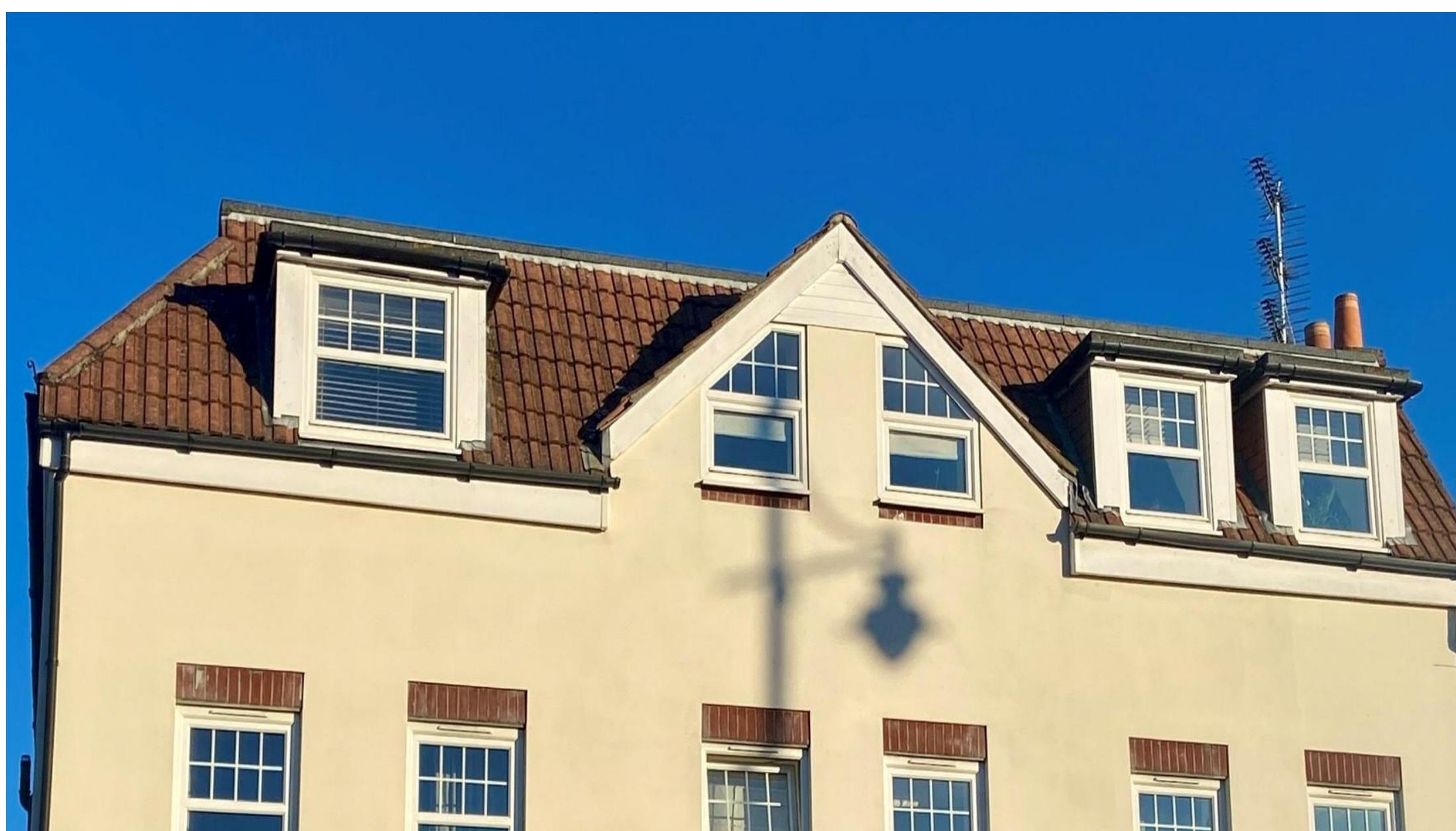
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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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.

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\*DRAFT DETAILS\*

£184,995  
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