



47 Consort Mews, Knowle - PO17 5FY

Guide Price £200,000

WHITE & GUARD

# 47 Consort Mews

Knowle, Fareham

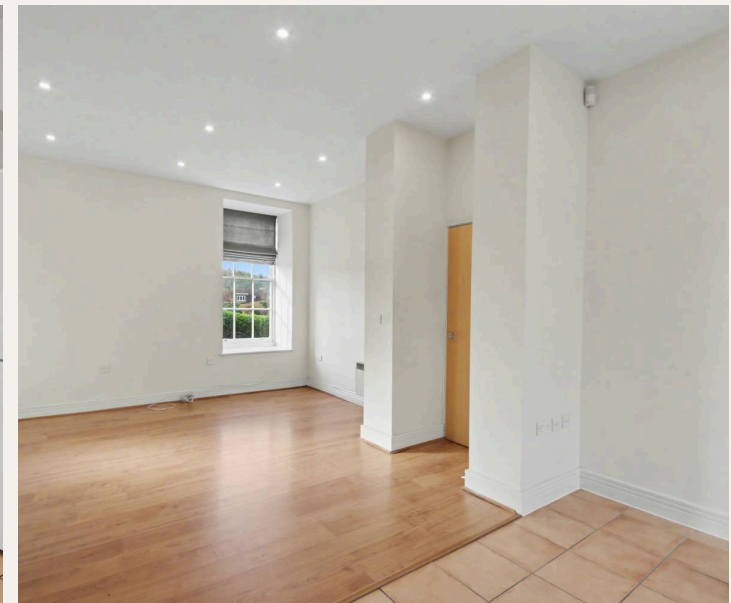
## INTRODUCTION

Set within a quiet and well-kept mews, this elegant two-bedroom ground floor apartment offers a refined yet low-maintenance lifestyle, perfect for a single professional, a young couple, or those looking to downsize without compromise. With its high ceilings, generous windows, and thoughtfully designed layout, the home delivers a sense of calm, space, and understated sophistication.

## LOCATION

Positioned within easy reach of key motorway links, including the M27, this location is ideal for commuters seeking swift access to Portsmouth, Southampton, and beyond. The nearby development of Welborne is set to transform the area into a vibrant community hub, bringing with it a variety of cafés, restaurants, and local amenities, perfect for socialising, dining out, or simply enjoying a lively neighbourhood atmosphere. At the same time, the surrounding area retains a peaceful residential charm, offering the best of both worlds: connectivity and calm.

- WINCHESTER COUNCIL BAND C
- EPC RATING E
- LEASEHOLD
- TWO BEDROOM GROUND FLOOR APARTMENT
- HIGH CEILINGS AND LARGE SASH WINDOW
- OPEN PLAN LIVING AREA/KITCHEN
- NEUTRAL DECOR THROUGHOUT
- ALLOCATED PARKING
- COMMUNAL GARDENS





## INSIDE

Step inside and you're immediately struck by the sense of openness and light. The high ceilings and large windows elevate the main living space, creating an inviting environment that feels both airy and welcoming.

The open-plan living area is the heart of the home, perfectly designed for modern living. A well-fitted kitchen flows effortlessly into the lounge space, while there is ample room to incorporate a dining table, allowing you to create distinct zones for cooking, dining, and relaxing. Whether it's a quiet evening in or entertaining guests, the layout offers flexibility to suit your lifestyle.

The two bedrooms provide comfortable and versatile accommodation, ideal as a main bedroom and guest room, home office, or creative space. A separate bathroom, finished in a clean and practical style, serves the property, while useful built-in storage ensures everything has its place, keeping the home clutter-free and serene.

## OUTSIDE

Externally, the property continues to impress with allocated parking located in a nearby residents' car park, offering convenience and peace of mind.

Well-maintained communal green spaces provide a pleasant setting to unwind outdoors, perfect for a moment of fresh air, a short stroll, or simply enjoying the surroundings without the upkeep of a private garden.



## SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

999 years from 31 January 2003

Service charge is £1357.44 per year

Ground rent £200 per year.

## ANTI-MONEY LAUNDERING REGULATIONS

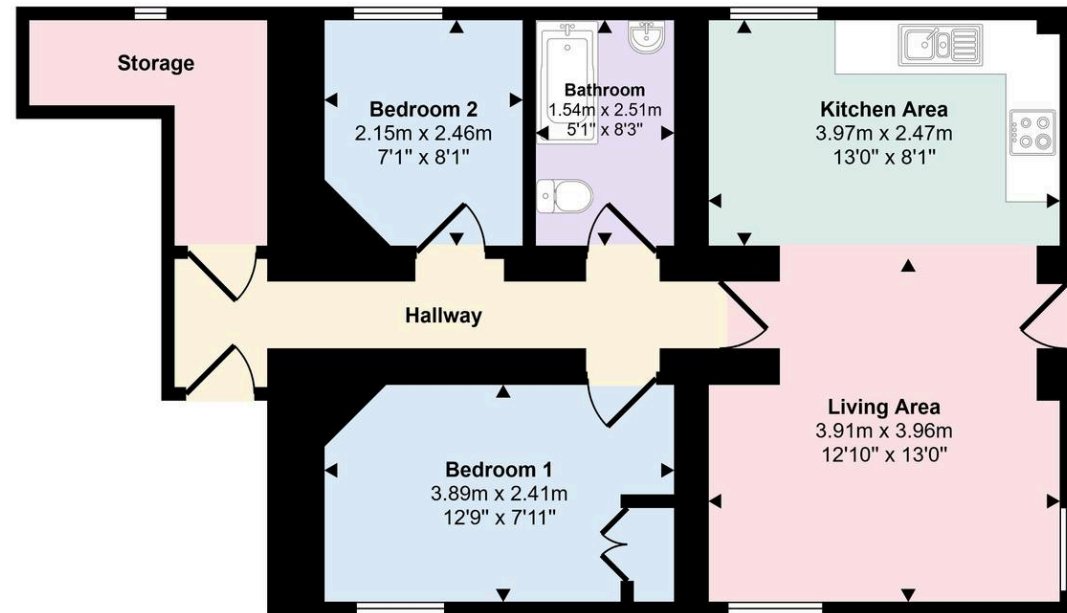
**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

Approx Gross Internal Area  
64 sq m / 689 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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