

Well presented and spacious two bedroom ground floor apartment with modern kitchen, own private garden and off road parking situated within easy reach of local schools.

- Two bedroom ground floor apartment
- Living Room and Kitchen
- Bathroom
- Electric Heating
- Double Glazing
- Own Private Garden
- Allocated Parking
- Modern Development of Purpose Built Apartments
- Close to local shops and schools

**The Accommodation Comprises:-**

Door via telephone entry system into:

**Communal Entrance Hall:-**

Door into:

**Entrance Hall:-**

Electric wall heater, door to airing cupboard with hot water tank and shelves, flat ceiling inset spot lighting.

**Living Room and Kitchen:- 21' 1" x 11' 5" (6.42m x 3.48m) Maximum Measurements**

Double glazed window to side and rear elevations with fitted blinds, flat ceiling with spot lighting inset, French doors giving access to rear garden, air conditioning unit, range of base and eye level units with work surfaces, one and a half bowl sink unit with mixer tap, oven and grill, hob with extractor hood over, dishwasher, space for fridge freezer, washing machine and tumble dryer.

**Bedroom 1:- 16' 6" x 8' 4" (5.03m x 2.54m)**

Double glazed window to front elevation, wall mounted electric heater, flat ceiling inset spot lighting.

**Bedroom 2:- 10' 4" x 8' 5" (3.15m x 2.56m)**

Double glazed window to front elevation, wall mounted electric heater, flat ceiling inset spot lighting.

**Bathroom:- 6' 2" x 5' 9" (1.88m x 1.75m)**

Close coupled WC, wash hand basin, bath with shower over, shower screen, partly tiled.

**Outside:-**

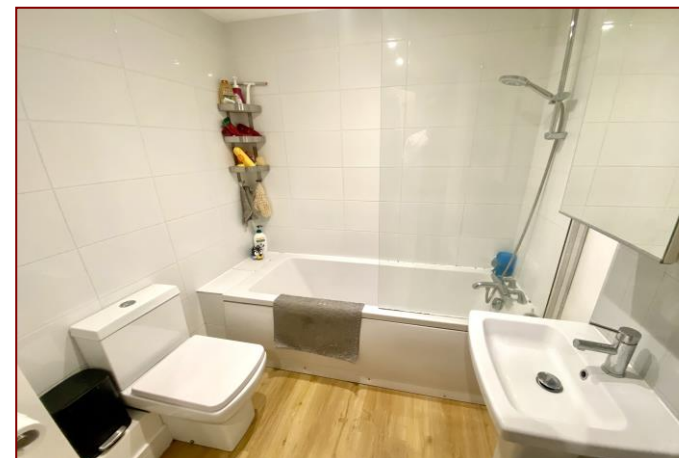
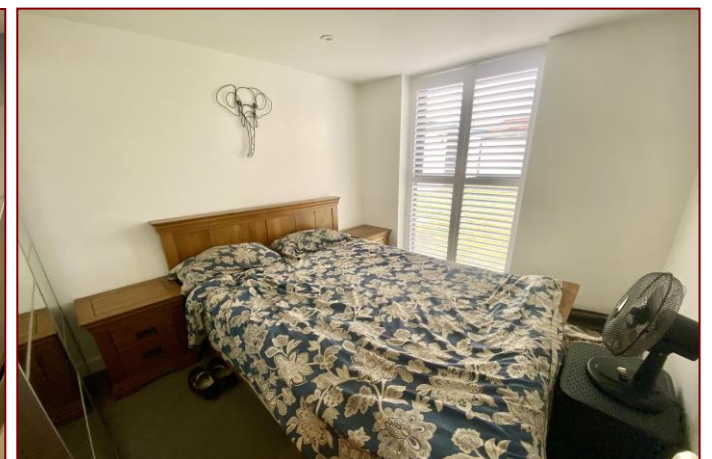
Allocated parking and additional parking for residents. Communal locked cycle store.

Enclosed rear garden with astroturf and patio, garden shed, outside light.

**Material Information**

Council Tax Band: - Fareham Borough Council. Tax Band B  
 Tenure: - Leasehold. Maintenance is approximately: £2,241 per annum, 125 Years From 2018 so 117 years remaining  
 Property Type: - Ground Floor Apartment  
 Property Construction: - Traditional  
 Electricity Supply: - Mains  
 Water Supply: - Mains  
 Sewerage: - Mains  
 Heating: - Electric Heating  
 Broadband - Unknown. Average available download speed for this Postcode of 76MPS: Potential broadband speeds - 80MPS  
<https://www.openreach.com/fibre-broadband>  
 Mobile signal: Available - check here for all networks - <https://checker.ofcom.org.uk/>  
 Parking: Allocated Parking  
 Flood Risk: - Check at the Environment Agency's website (<http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx>)?

Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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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£200,000

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