

NO ONWARD CHAIN. Well presented upper floor apartment situated within walking distance of Fareham Town Centre with open-plan Lounge/Diner, modern bathroom and guest/residents parking to the rear.

The Accommodation Comprises:-

Front door with security entry system to:

Communal hall:-

Stairs to the apartment, front door into:-

Entrance Hall:- 13' 1" x 4' 2" (3.98m x 1.27m)

Radiator, flat ceiling with lighting and extractor inset, deep cupboard for storage with lighting and shelves.

Living Room:- 17' 10" x 15' 9" (5.43m x 4.80m)

Sash windows to front elevation, two radiators in sitting area.

Kitchen/Dining Area:-

Range of base and eye level units with underlighting to wall units, one and a half bowl stainless steel sink unit with mixer tap, ceramic Neff hob with stainless steel extractor over, Neff oven and grill, integrated dishwasher, washing machine, fridge/freezer, flat ceiling with lighting and extractor inset.

Bedroom:- 13' 11" x 10' 9" (4.24m x 3.27m)

Sash window to front elevation, radiator, sliding doors to mirror-fronted wardrobe unit.

Bathroom:- 7' 1" x 5' 6" (2.16m x 1.68m)

Close-coupled WC with concealed cistern, wash hand basin with vanity unit, mixer tap, panelled bath with mixer tap and wide shower head over, shower screen, tiled, mirror inset with pelmet lighting over, flat ceiling with lighting and extractor inset, complimentary floor tiling.

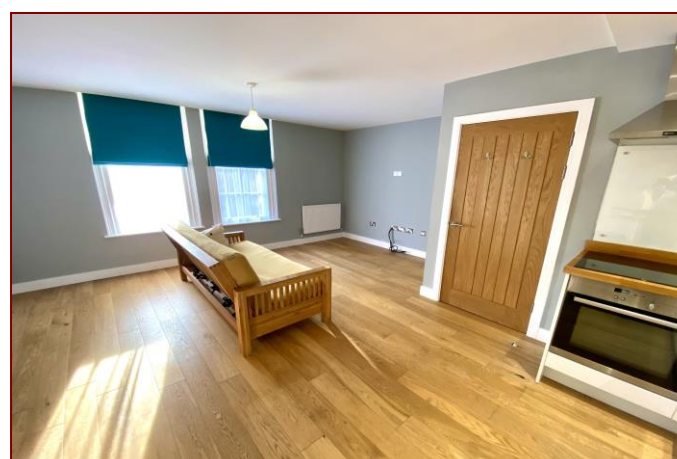
Outside:-

Parking for residents and visitors parking. Leasehold.

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Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance £2,194.31pa, Ground Rent £452.77pa, 983 Years Remaining
Property Type: - Upper Floor Flat
Property Construction: - Traditional
Parking: Allocated parking
Electricity Supply: - Mains
Gas Supply Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Heating
Broadband: Available <https://www.openreach.com/fibre-broadband>
Mobile Signal: Available - check here for all networks – <https://checker.ofcom.org.uk>
Flood Risk: - check at the Environmental Agency's website <http://www.environment-agency.gov.uk/homeandisure/floods/31656>

Fenwicks Estate Agents has further information as provided by current vendor





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Tenure: Leasehold

Council Tax Band: B

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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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£159,995

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Fenwicks

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