NO ONWARD CHAIN. Spacious one bedroom ground floor apartment with own private garden and enjoying a convenient yet quiet cul de sac location in north Fareham.

- **One Bedroom Ground Floor Apartment**
- **Living Room**
- **Separate Kitchen**
- **Bathroom**
- **Gas Central Heating**
- **Double Glazing**
- **Own Garden**
- **Cul-De-Sac Location**
- **No Onward Chain**

The Accommodation Comprises:-
Front door into:

Entrance Porch:-
Cloak hanging space, door into:

Living Room:- 17' 2'' x 11' 6'' (5.23m x 3.50m) Maximum Measurements
Window to front elevation, radiator.

Kitchen:- 13' 4'' x 5' 9'' (4.06m x 1.75m)
Window to rear, door to garden, radiator, range of base and eye level units with work surfaces, single bowl sink unit, space for electrical kitchen appliances and plumbing for washing machine, gas central heating boiler, space for oven.

Inner Hallway:-
Accessed via living room, door to deep storage cupboard.

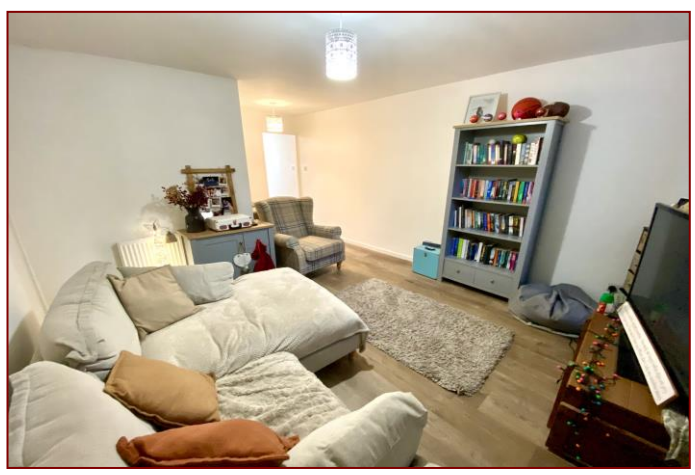
Bedroom:- 12' 1'' x 9' 4'' (3.68m x 2.84m) Maximum Measurements
Window to rear elevation, radiator, Louvre fronted doors to wardrobe, additional cupboard.

Bathroom:- 6' 3'' x 5' (1.90m x 1.52m)
Close coupled WC, wash hand basin, bath with shower over, shower rail and curtain, extractor fan, partly tiled, mirror, wall heater.

Outside:-
Pathway leads to front door, storage cupboard. Rear garden is enclosed and laid mainly to lawn.

Nota Bene:-
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold
Property Type: - Ground Floor Apartment
Property Construction: - Traditional
Electricity Supply: - Mains,
Gas Supply: Mains
Water Supply: - Mains
Sewerage: - Mains
Heating: - Gas Central Heating
Broadband - Unknown. Average available download speed for this Postcode of 1600MPS: Potential broadband speeds - 115MPS https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: N/A
Flood Risk: - Check at the Environment Agency's website (http://www.environment-agency.gov.uk/homeandleisure/floods/31656.aspx)



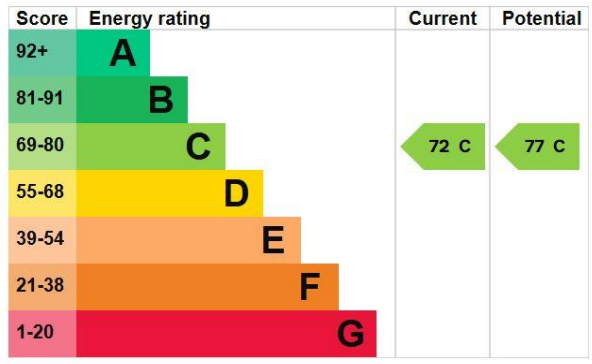






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THE INDEPENDENT ESTATE AGENT





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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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The Property Ombudsman



£164,995

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