NO ONWARD CHAIN. First floor studio apartment in a convenient location with its own balcony and garage.

Communal Entrance Hall
Telephone security entrance system to Communal Entrance Hall with stairs to all floors. Front door with spyglass inset into:

Entrance Hall
Textured ceiling, wall mounted Dimplex heater, double opening doors to storage cupboard with cabin cupboard over. Door to further storage cupboard housing meters.

Living Room and Kitchen Area:- L Shaped: 15ft 5ins (4.57m) Maximum x 12ft 5ins (3.65m) Maximum
Double glazed window to rear elevation, double glazed casement door giving access to balcony (measuring approx: 10ft x 4ft 8ins). Coving to textured ceiling. Wall mounted Dimplex storage heater and fire.

Kitchen Area:-
Glazed window to rear elevation, coving to flat ceiling, range of base and eye level units, roll top work surface and single bowl sink with mixer tap, recess for fridge and freezer.

Balcony

Bathroom 7ft 8ins (2.13m) Maximum x 5ft 4ins (1.52m) Maximum
Double glazed window to front elevation, flat ceiling, mainly tiled, towel rail. White suite comprising: close-coupled WC, wash hand basin, panelled bath with Triton shower over, shower rail and curtain, wall mounted mirror, door to airing cupboard with slatted shelves for storage, Dimplex extractor fan.

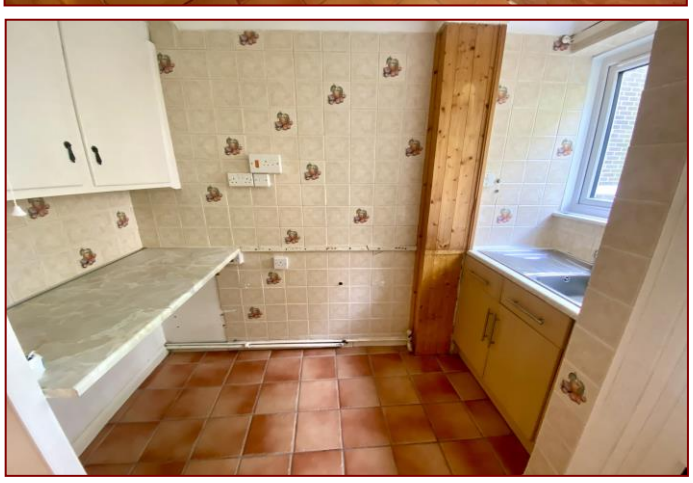
Outside:-
Garage in block. Storage room accessed via secure door on the ground floor.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band A
Tenure: - Leasehold. Maintenance is approximately: £980 pa Ground Rent £10 pa, approximately 81 years lease remaining
Property Type: - First 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 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: Garage
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



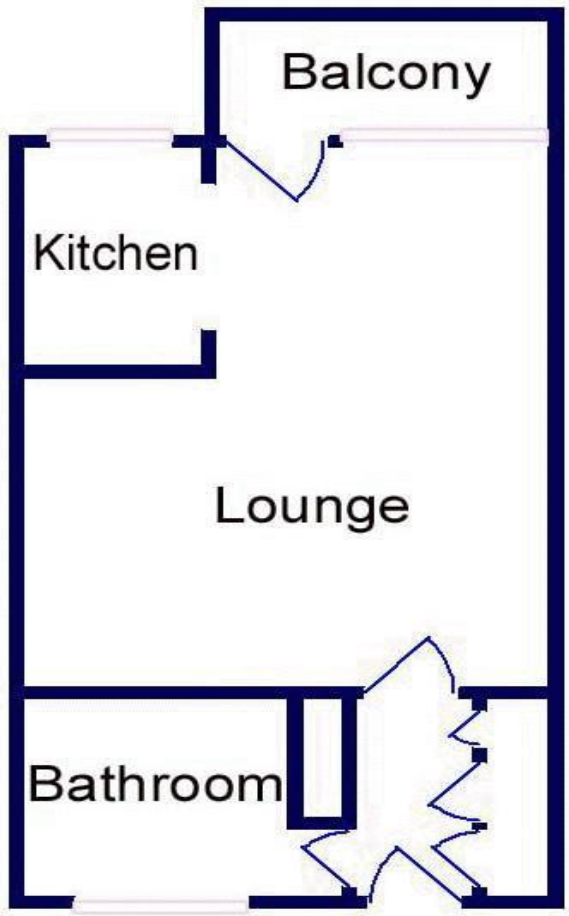


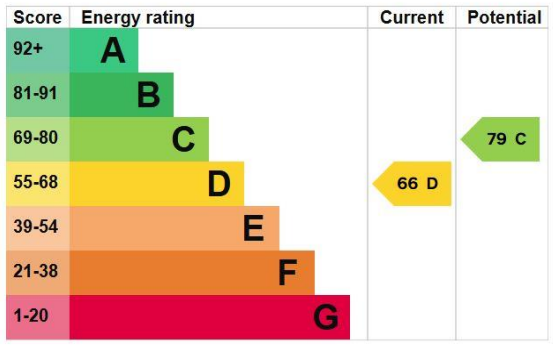







Fenwicks
THE INDEPENDENT ESTATE AGENT





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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



£75,000
14 St Quentin House, Bishopsfield Road, Fareham, PO14 1QS

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