NO ONWARD CHAIN. Well presented retirement apartment with excellent communal facilities, parking and enjoying a town centre location.

- **One Bedroom Second Floor Retirement Apartment**
- **Living Room**
- **Shower Room**
- **Fitted Kitchen**
- **Double Glazing and Electric Heating**
- **Excellent Communal Facilities: Lounge, on-Site Manager, Parking**
- **Leasehold**
- **Central Fareham Location**
- **No Onward Chain**

The Accommodation Comprises:-
Front door into:

Entrance Hall:-
Smoke detector, emergency bell-pull, deep airing cupboard with cylinder tank, door into:

Lounge/Dining Room:- 19' 9'' x 10' 8'' (6.02m x 3.25m)
Double glazed window to rear, emergency bell-pull, wall mounted electric heater, door to:

Kitchen:- 7' 9'' x 7' 7'' (2.36m x 2.31m)
Double glazed window to rear elevation, range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob and extractor hood over, space for fridge.

Bedroom:- 15' 8'' x 9' 2'' (4.77m x 2.79m) Maximum Measurements
Double glazed window to rear elevation, electric wall heater, emergency bell-pull, mirror fronted sliding doors to wardrobe unit.

Shower Room:- 6' 9'' x 5' 5'' (2.06m x 1.65m)
Close coupled WC, shower, wash hand basin, inset vanity unit, extractor fan, tiled, light and shaver socket.

Moresby Court:-
Parking for resident, communal gardens, guest suite (subject to availability), on-site manager, communal lounge and kitchen.

Nota Bene
Council Tax Band: - Fareham Borough Council. Tax Band B
Tenure: - Leasehold. Maintenance: £2,680 pa, Ground Rent £617pa, Years Remaining - 97
Property Type: - Second Floor Retirement Apartment
Property Construction: - Traditional
Electricity Supply: - Mains,
Water Supply: - Mains, Included in the Maintenance Charge
Sewerage: - Mains, Included in the Maintenance Charge
Heating: - Electric Heating
Broadband - Unknown. Average available download speed for this Postcode of 21MPS: Potential broadband speeds - 80MPS https://www.openreach.com/fibre-broadband
Mobile signal: Available - check here for all networks - https://checker.ofcom.org.uk/
Parking: Unallocated 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.



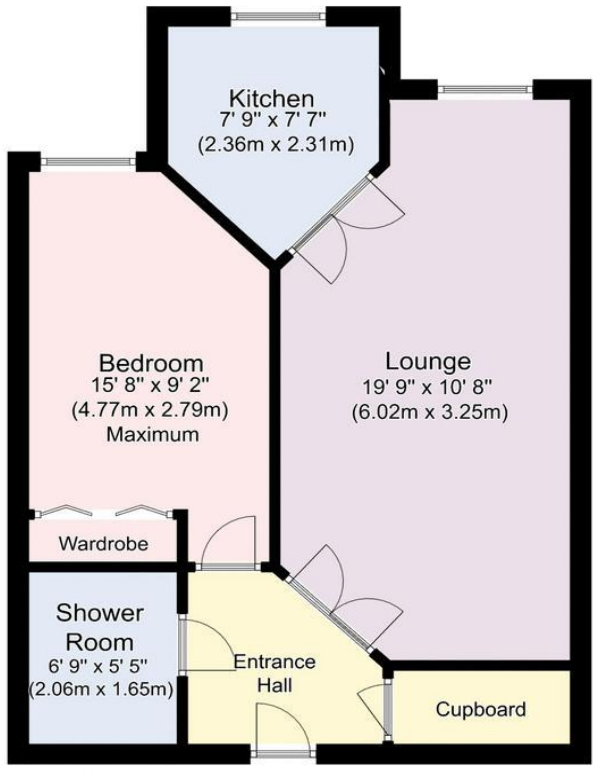


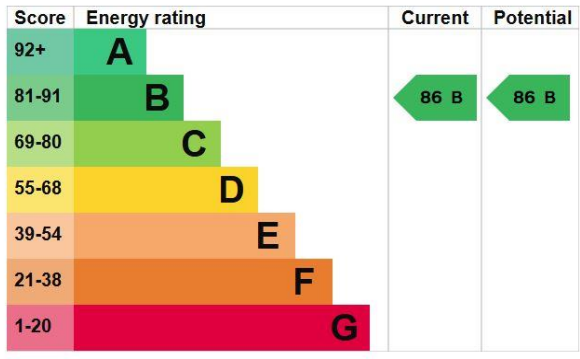












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We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the 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



£80,000

52 Moresby Court, Westbury Road, Fareham, PO16 7US

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Fenwicks
THE INDEPENDENT ESTATE AGENT