

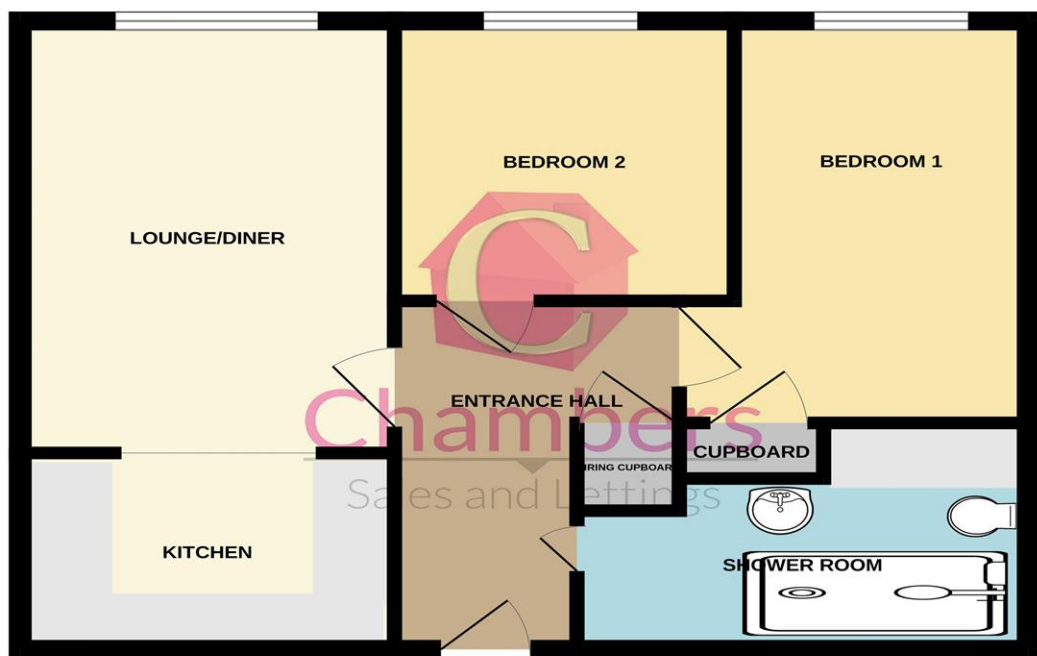


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SALES & LETTINGS

Chambers

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this company's employ has authority to make or give representation or warranty in respect of the property.



FIXTURES AND FITTINGS

All items known as the owner's fixtures and fittings together with the curtains, light fittings and garden statuary are specifically excluded from the sale but certain items may be available by separate negotiation





19 Grosvenor Court Gosport Road Stubbington Fareham PO14 2AX

£150,000

A two bedroom first floor retirement apartment with lift facilities is situated conveniently to Stubbington Village which offers facilities such as shops, doctors and transport links within walking distance. The apartment itself comprises of two bedrooms, fitted Shower room, lounge/diner open to kitchen. The warden assisted block has a very well cared for communal garden, laundry room and visitor parking. Call our friendly Stubbington team on 01329 665700 to book your viewing!

Front Door

Into:

basin, emergency pull cord, extractor fan, heated towel rail.

Entrance Hall

Textured ceiling, wall mounted electric heater, access to airing cupboard, access to loft void, Door to:

Laundry Room

Separate laundry facilities on the ground floor.

Lounge/Dining Room 14' 11" x 9' 10" (4.55m x 2.99m)

Textured ceiling, PVCu double glazed window to front elevation, secure entry system phone, 2 x emergency pull chords, television and internet points, electric storage heater, open into:

Communal Gardens

A south facing aspect at the rear of the apartments mainly laid to lawn with further area laid to patio utilised as a seating area for the residents.

Kitchen 9' 6" x 5' 9" (2.90m x 1.74m)

Textured ceiling, a modern range of wall and base unit with worktops over, fitted eye level electric oven, electric hob with hood, under counter for fridge and freezer, inset sink, plumbing for dishwasher.

Leasehold Details

Remainder of 99 years from 1988.
Service charge: £223.46 per month -
Constructed in 1989 managing company
(Anchor Trust), Council Tax band B

Bedroom 1 12' 7" x 7' 10" (3.83m x 2.38m)

Textured ceiling, double glazed window to front elevation, fitted cupboard, emergency pull chord, television point.

Bedroom 2 8' 10" x 8' 10" (2.69m x 2.68m)

Textured ceiling, double glazed window to front elevation, emergency pull chord, television point, electric wall mounted heater.

Shower Room 5' 11" x 5' 9" (1.81m x 1.75m)

Textured ceilings, suite comprising of separate shower cubicle with shower over and mixer taps, W/C, vanity wash hand



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