


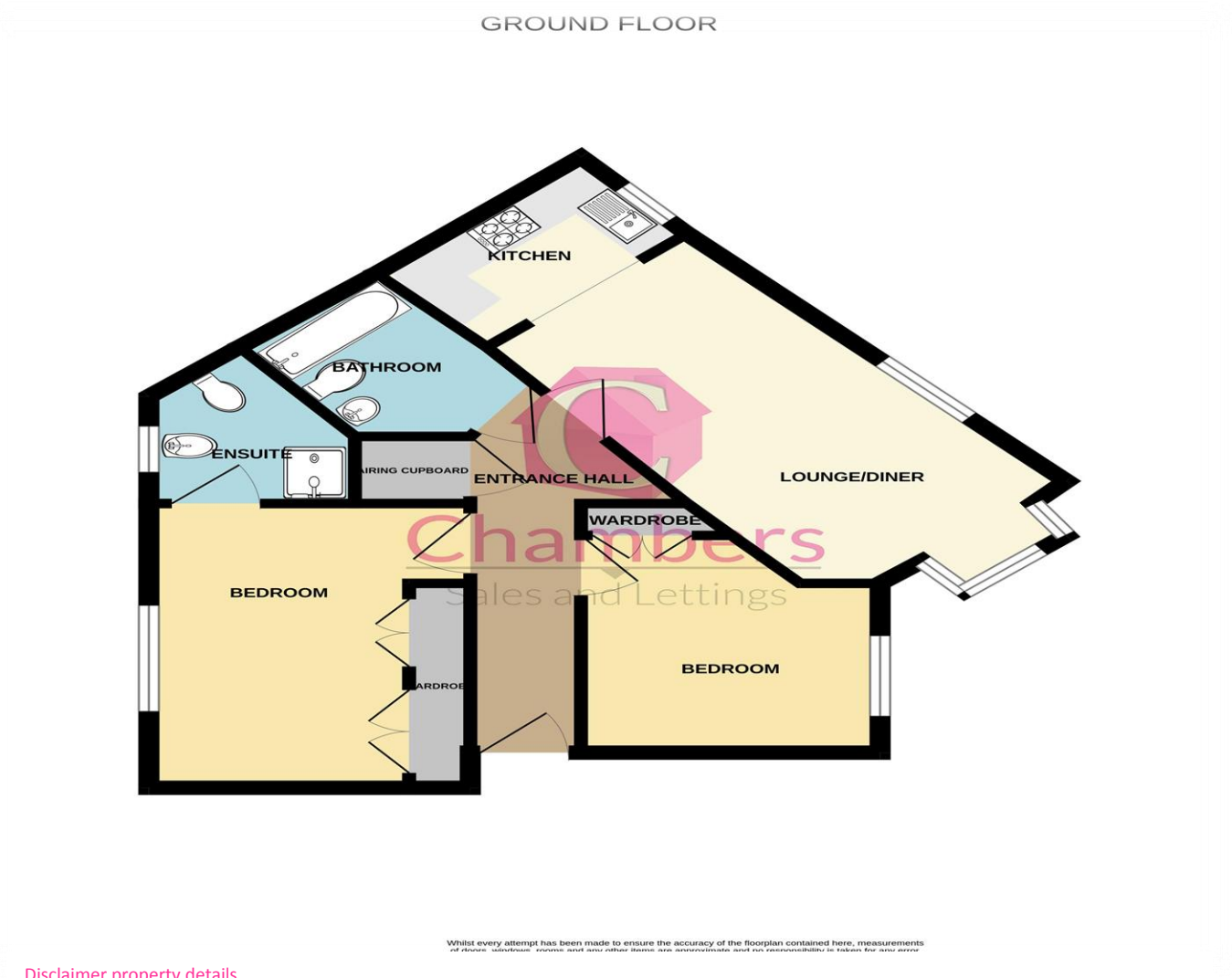


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SALES & LETTINGS

Chambers



Disclaimer property details

These particulars, whilst believed to be accurate are set out as a guideline only for guidance and do not constitute ant 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 companies 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





31 The Tollgate Fareham PO16 7FG

£182,950

A fantastic ground floor two double bedroom apartment situated in a gated community close to the Town Centre and with the benefit of both En-Suite shower room and allocated parking. Offered with no forward chain this property has a great track record as a rental investment but would also make a lovely owner occupier home. Briefly the property comprises Lounge, Kitchen, Family Bathroom, Bedroom one with En-Suite, Bedroom two, allocated parking and communal garden. Call today to arrange an early viewing slot.

Communal Hallway

Front Door into:

Front Door

Into:

Entrance Hallway

Skimmed ceiling, wall mounted heater, access to airing cupboard housing hot tank. Doors to:

Lounge 18' 1" nar 15' 2" x 9' 10" (5.524m x 3.005m)

Skimmed ceiling, walk in bay window to front elevation, window to side elevation, feature fire surround with fitted fire, television aerial point, telephone point, wall mounted heater. Open to:

Kitchen 8' 6" x 5' 10" (2.594m x 1.778m)

Skimmed ceiling, window to side elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, built in oven, hob and cooker hood, free standing fridge/freezer and washing machine.

Master Bedroom 12' 4" x 9' 7" (3.767m x 2.915m)

Skimmed ceiling, window to rear elevation, fitted wardrobes, television aerial point, telephone point, wall mounted heater.

En-Suite Shower Room 6' 6" x 6' 5" (1.983m x 1.968m)

Mean measurements, skimmed ceiling, window to rear elevation, extractor fan, suite comprising W.C, wash basin with vanity storage, shower cubicle with shower, wall mounted mirror and heater.

Bedroom 2 8' 6" x 8' 1" (2.585m x 2.459m)

Skimmed ceiling, window to front elevation, built in triple door wardrobe, wall mounted heater.

Family Bathroom 8' 5" x 5' 7" (2.572m x 1.708m)

Skimmed ceiling, extractor fan, suite comprising panel bath with mixer tap and shower attachment, W.C, wash basin with vanity storage, wall mounted mirror, wall mounted heater.

Allocated Parking

In communal car park.

Communal Garden

Tenure

Remainder of 155 year lease from 2004 Ground rent £200 per annum paid in two instalments Service charge includes building insurance, latest charges invoiced on 1st July 2022 £850.80 and 1st Jan 2023 £478.65.



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