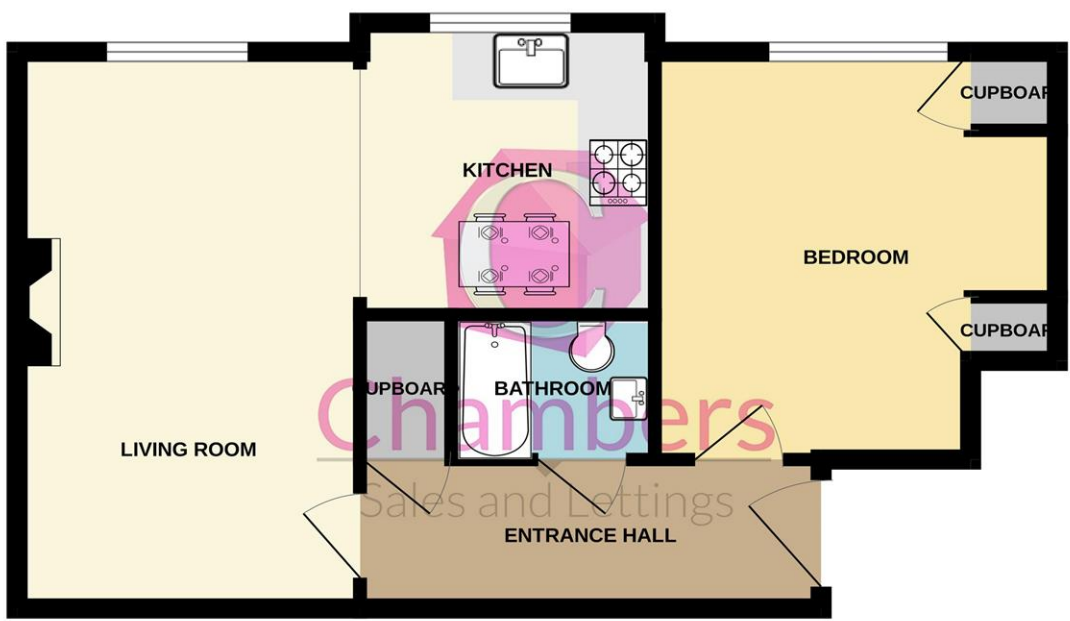




GROUND FLOOR



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





30 The Tollgate Fareham Fareham PO16 7FG

Offers in Excess of
245,000

A well presented ground floor one bedroom apartment situated in a gated community close to the Town Centre. Briefly the property comprises entrance hall with large storage cupboard, Lounge open to Kitchen/breakfast room, modern Family Bathroom and double Bedroom with storage. This apartment comes with one allocated parking space with further visitors spaces and communal gardens. This would make an ideal first time buy or investment. Call today to arrange an early viewing slot 01329 665700.

Communal Door

Into communal area where our apartment can be found on the ground floor.

Front Door

Into:

Entrance Hallway

Skimmed ceiling with spot light, electric heater, access to large airing cupboard with space to hang coats and storage items, further doors to:

Lounge 16' 5" x 9' 10" (5.0m x 3.0m)

Skimmed ceiling with spot lights, television point, telephone point, PVCu double glazed window to rear elevation, electric heater, featured electric fireplace. Open to:

Kitchen 9' 6" x 7' 10" (2.9m x 2.4m)

Skimmed ceiling, with spot lights, PVCu window to rear elevation, fitted range of wall and base units with work surface over, inset sink with mixer tap, built in electric oven, induction hob and cooker hood, free standing fridge/freezer, tumble dryer, plumbing for washing machine and slimline dishwasher. Space for table and chairs.

Bedroom 12' 6" x 9' 10" (3.8m x 3.0m)

Skimmed ceiling, PVCu double glazed window to rear elevation, storage above the bed and two cupboards either side, electric heater, fuse box.

Bathroom

Skimmed ceiling, a suite comprising panel bath with shower over, extractor fan, WC, vanity wash basin, heater, fully tiled, shaver point.

Parking

One allocated parking space at the front of the building with a further area for visitors on a first come basis.

Lease Information

Tenure: Leasehold 107 years remaining from 2005 Ground Rent £150 PA Maintenance Charge Approximately £934.39 per 6 months Standard construction, heating source - Electric current supplier is EON, sewerage - Mains, water supplier - Portsmouth & Southern Water. The vendor currently uses Three mobile for Broadband, and Vodafone for Mobile coverage - you should though satisfy yourself on availability and speeds through <https://checker.ofcom.org.uk/> The vendor has experienced no flooding in the past 5 years The vendor is not aware of any planning permissions that would impact the property however we strongly advise that you visit the local government website and satisfy yourself <https://www.fareham.gov.uk/casetrackerplanning/applicationsearch.aspx>

Council Tax

Fareham Borough Council Band B

Disclaimer

These particulars are believed to be correct and have been verified by, or on behalf of, our Vendor. Any interested parties will need to satisfy themselves as to their accuracy and any other matter regarding the Property, its location and proximity to other features or facilities which are of specific importance to them. Distances, measurements and areas are only approximate. Unless otherwise stated, fixtures, contents and fittings are not included in the sale. Prospective purchasers are advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.



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