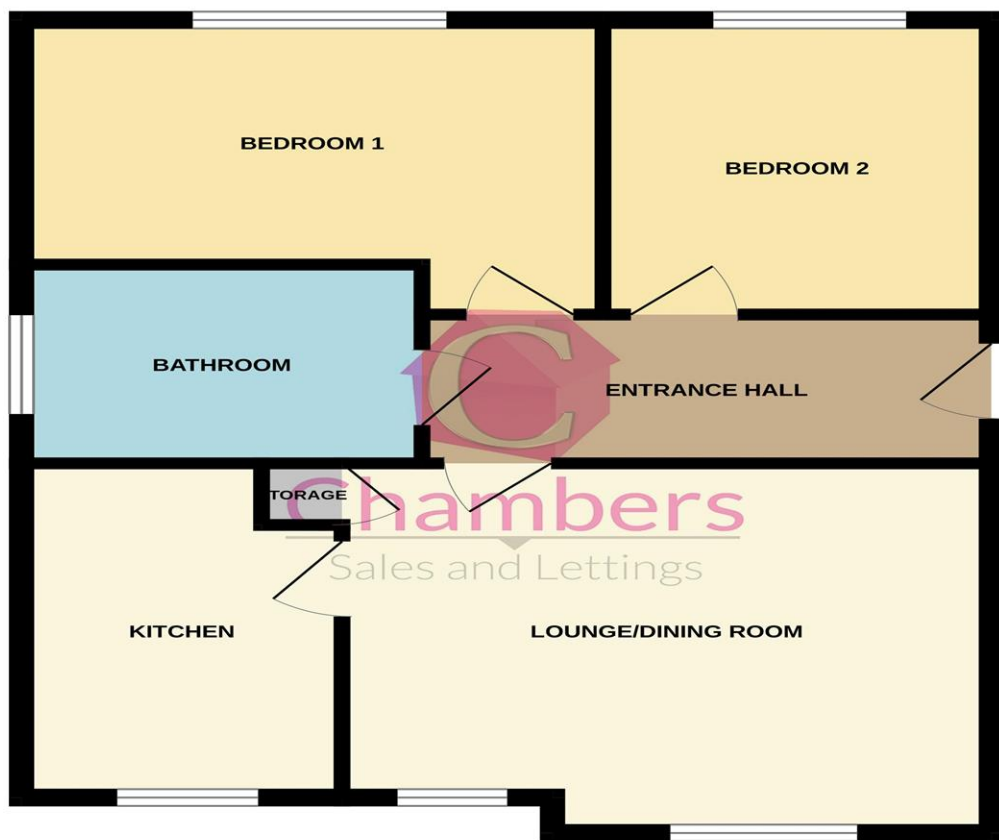




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Chambers
SALES & LETTINGS



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





4 Amberley Court Stubbington Fareham PO14 2BF

£229,995

A well proportioned two double bedroom first floor apartment, situated in a popular gated development a short distance to both the village and local beaches. Amberley Court was constructed circa 2009 by a local developer and benefits from security entry system, gas central heating, double glazing, allocated parking, large bathroom with separate shower cubicle, and fitted kitchen/breakfast room. This property is offered with no forward chain and must be viewed to fully appreciate.

Front Door

Into:

Communal Hallway

Stairs to first floor.

Communal Landing

Front Door Into:

Entrance Hallway

Skimmed ceiling, security entry phone, access to roof void. Doors to:

Lounge/Diner 14' 3" max x 13' 11" max (4.338m x 4.246m)

Skimmed ceiling, 2 x windows to front elevation, telephone point, television aerial point, 2 x radiators.

Kitchen/Breakfast Room 10' 0" x 8' 10" (3.053m x 2.704m)

Skimmed ceiling, window to front elevation, fitted range of modern wall and base units with work surface over, inset sink with mixer taps, plumbing for washing machine, built in oven, hob and canopy hood over, integrated fridge/freezer, space for table and chairs, radiator.

Bedroom 1 12' 4" x 9' 6" (3.771m x 2.888m)

Skimmed ceiling, window to rear elevation, radiator.

Bedroom 2 12' 6" x 8' 3" (3.810m x 2.506m)

Skimmed ceiling, window to rear elevation, radiator.

Family Bathroom 8' 10" x 6' 11" (2.704m x 2.118m)

Skimmed ceiling, window to side elevation, suite comprising panel bath with mixer tap, separate Quad shower cubicle, W.C, pedestal wash basin, tiled flooring and complimentary tiled walls, heated towel rail.

Outside

Communal Gardens

Laid to lawn with borders. Bin storage area.

Allocated Parking

Allocated parking with further visitor bays.

Access

The property is accessed via secure electric gating, with further pedestrian gateway.

Leasehold

The property benefits from the remainder of a 125 year lease from 2009, there is a ground rent charge of £200 per annum. The property is managed via a residents association with service charge of £250 half yearly.

Amberley Court

Traditional construction under tiled roof built circa 2009. Construction Heating Source-Gas Central Heating. Mains Water & Sewerage (Portsmouth & Southern Water). Council Tax C . Broadband & Mobile Phone reception, you should satisfy yourself on both speeds and availability by visiting <https://checker.ofcom.org.uk> The vendor has experienced no flooding issues within the last 5 years and is not aware of any planning applications that will impact their property, you should though visit Fareham Borough Councils planning portal to satisfy yourself.

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.



Chambers Sales and Lettings - Stubbington, 25 Stubbington Green, Fareham, PO14 2JY
Phone: 01329 665700, Email: stubbington@chambersagency.co.uk

www.chambersestateagency.com

