

£120,000

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

DRAFT DETAILS : We are awaiting verification from the Vendor that these details are correct



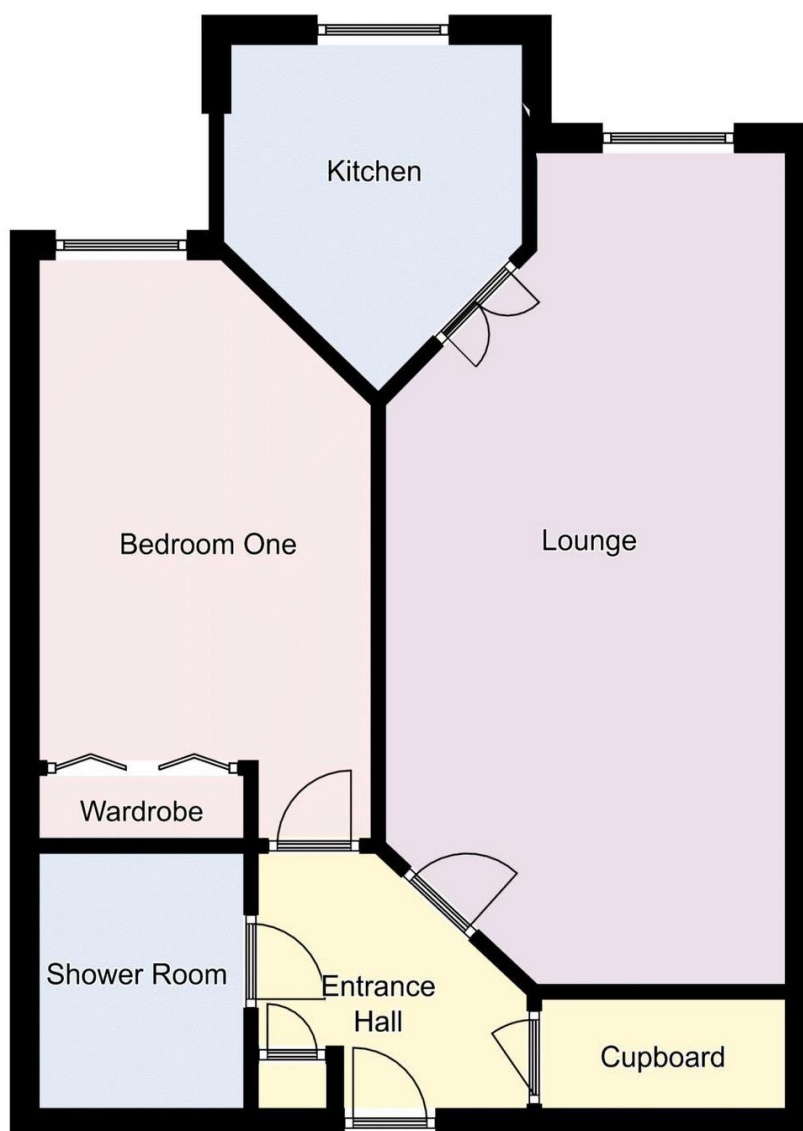
- Second Floor Retirement Apartment
- One Bedroom
- Town Centre Location
- Fitted Kitchen
- Shower Room
- Double Glazing
- Leasehold
- Communal Facilities including Parking, Laundry Room, Guest Suite
- No Onward Chain
- Energy Efficiency Rating: E/45

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71 C
55-68	D		
39-54	E	45 E	
21-38	F		
1-20	G		

Property Reference : F2122

Council Tax Band: B

Floor Plans (For illustrative purposes and not drawn exactly to scale)



The Accommodation Comprises:-

Security entry telephone system into:-

Communal Hall:-

Lift and stairs to second floor. Front door into:-

Entrance Hall:-

Access to loft, smoke detector, telephone entry system, storage cupboard housing cylinder hot water tank, fuse box, meters and shelving, further storage with shelving and cloaks hanging space, door to:-

Lounge:-

19' 9" x 13' 8" (6.02m x 4.16m) Maximum Measurements

Window to rear, emergency bell pull, electric wall heater, double opening glazed doors to:-



Kitchen:-

7' 7" x 5' 3" (2.31m x 1.60m)

Window to rear, range of base and eye level units with roll-top work surfaces, stainless steel single drainer sink unit with mixer tap, integrated microwave, integrated oven, hob with concealed extractor over, recess for fridge/freezer, wall-mounted extractor, emergency bell pull, fluorescent strip light.



Bedroom:-

16' 2" x 9' 2" (4.92m x 2.79m)

Window to rear, electric wall heater, emergency bell pull, mirror-fronted bi-folding doors to wardrobe unit with shelving and cloaks hanging.





Shower Room:-

6' 10" x 5' 5" (2.08m x 1.65m) Maximum Measurements

Ceiling extractor, wall-heater, emergency bell pull, close-coupled wc, wash hand basin inset vanity unit with mixer tap, wall-mounted mirror with light over with shaver socket, shower cubicle, electric shower, shower screen, hand rail, fitted drawer unit, heated towel rail.



Agents Notes:-

Manager on-site, emergency bell-pull system, residents lounge, laundry room, residents car-parking, town centre location. This property is leasehold. Charges to be confirmed. Council Tax Band: B



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