Fenwicks

THE INDEPENDENT ESTATE AGENT

FAREHAM | FORTCHESTER | LEE ON THE SOLENT | COSPORT

£141,500

Clarkes Court, Quay Street, Fareham, PO16 0LE

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

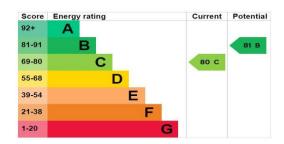


- First Floor Apartment
- One Bedroom
- Juliet Balcony to Bedroom
- Open-Plan Living
- Lounge

- Kitchen
- Jack & Jill Bathroom
- Central Fareham Location
- NO CHAIN AHEAD
- Energy Efficiency Rating: C/80



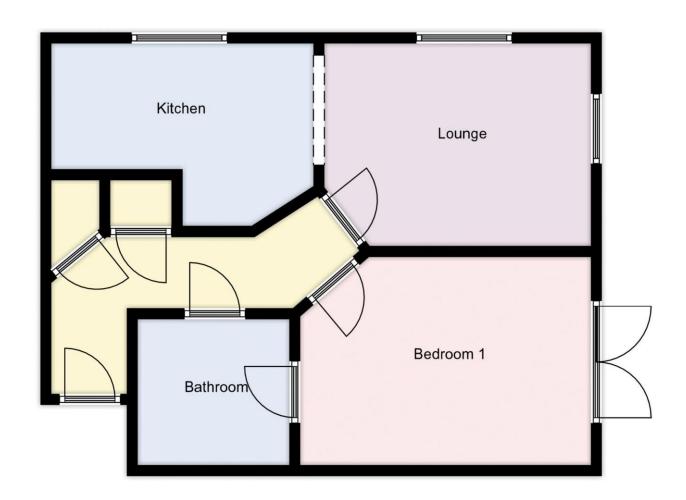




Property Reference: F2105

Council Tax Band: A

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







The Accommodation Comprises;

Front door with security telephone entry system into:-

Communal Entrance Hall:-

Stairs to first floor, front door into:-

Entrance Hall:-

Flat ceiling with smoke detector inset, airing cupboard with meters and fuse box, further cupboard housing hot water cylinder tank, electric underfloor heating, door to bathroom.

Open-Plan Lounge/Kitchen:-

Lounge Area:-

11' 10" x 8' 10" (3.60m x 2.69m) Maximum Measurements

Double glazed window to front and side elevations.



Kitchen Area:-

11' 8" x 7' 10" (3.55m x 2.39m) Maximum Measurements

Double glazed window to side elevation, flat ceiling with smoke detector and extractor inset, base and eye level units with roll-top work surfaces, integrated oven and four-ring electric hob with stainless steel splashback and stainless steel extractor over.



Bedroom 1:-

12' 10" x 9' 1" (3.91m x 2.77m) Maximum Measurements

Double glazed window to front elevation, door to Jack and Jill bathroom.



Jack and Jill Bathroom:-

6' 9" x 6' 3" (2.06m x 1.90m)

Flat ceiling with smoke detector and extractor inset, close-coupled wc, wash hand basin with mixer tap and tiled splashback, mirror-fronted wall unit, panelled bath with mixer tap and shower over, shower screen, partly tiled, door leading to entrance hall.







Agents Notes:-

This property is leasehold. £1500 Maintenance Charge Per Annum. £156 Ground Rent Per Annum.

Disclaimer: These particulars are set out as a general outline in accordance with the Consumer Protection from Unfair Trading Regulations 2008 (CPR's) and Business Protection from Misleading Marketing Regulations 2008 (BPR's) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT.

Data Protection: We retain the copyright in all advertising material used to market this Property.

Money Laundering Regulations 2017: Intending purchasers will be required to produce identification documentation once an offer is accepted

