

Offers In Excess Of: £100,000

Acacia Lodge, Trinity Street , Fareham, PO16 7SX

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



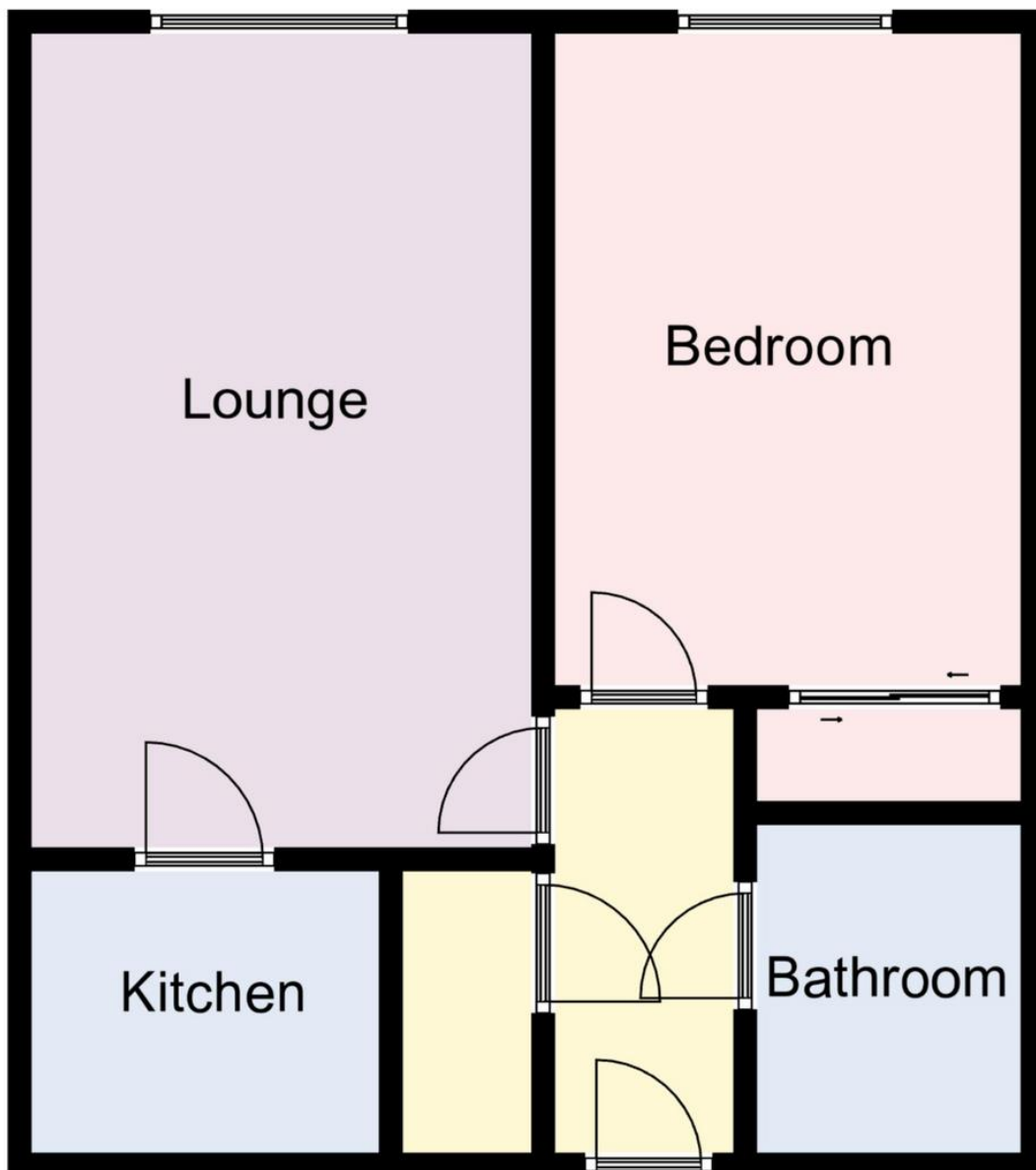
- One Double Bedroom Retirement Apartment
- Spacious Lounge
- Fitted Kitchen
- Bathroom
- Double Glazing and Electric Heating
- Close to Fareham Town Centre, Train Station and Local Amenities
- Residents' Lounge, Launderette, Delightful Communal Gardens
- On-Site Manager
- Residents' Parking

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property Reference : F2005

Council Tax Band: B

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



The Accommodation Comprises:-

Front door with spyglass inset into:-

Entrance Hall:-

Coving to textured ceiling, dado rail, emergency bell pull, airing cupboard with tank, shelves, fuse box and meter, glazed door into:-

Lounge:-

16' 8" x 10' 2" (5.08m x 3.10m)

Double glazed window to rear elevation, coving to textured ceiling, electric wall heater, glazed door to:-



Kitchen:-

7' 5" x 5' 9" (2.26m x 1.75m)

Range of base and eye level units with roll top work surfaces, single bowl stainless steel sink unit, oven, hob with extractor hood over, freezer, wall heater, coving to textured ceiling.



Bedroom :-

13' 9" x 9' 6" (4.19m x 2.89m)

Double glazed window to rear elevation, coving to textured ceiling, electric wall heater, wardrobe unit.



Bathroom:-

6' 10" x 5' 6" (2.08m x 1.68m)

Coving to textured ceiling, light and shaver socket, wall-mounted mirror, close-coupled wc, wash hand basin inset vanity unit, panelled bath, shower screen, shower over, wall heater, extractor, heated towel rail.



Outside:-

Gated entrance, parking for residents, communal gardens.



Communal Facilities:-

Guest Room, Communal Lounge, Laundry room, On-site Manager.



Agents Notes:-

This property is leasehold. The vendor informs us the ground rent is approximately £385 pa and the service charge is approximately £2,168.26 pa. We are also informed the lease commenced in 2003 and has approximately 95 years remaining. Council Tax Band: B.

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