

£195,000

16 Stirling Court, Inverness Avenue, Fareham, PO15 6DX

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



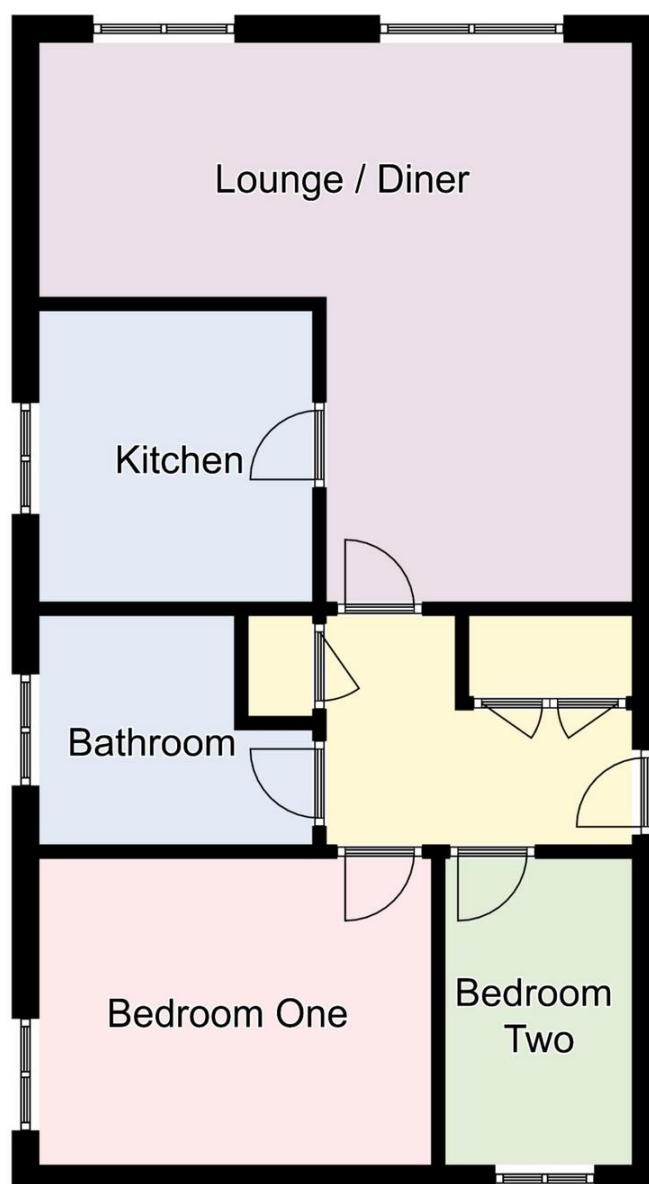
- Two Bedrooms
- First Floor Apartment
- L-Shaped Lounge/Dining Room
- Kitchen
- Modern Shower Room
- Gas Central Heating
- Double Glazing
- Garage & Allocated Parking
- Leasehold
- NO ONWARD CHAIN

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 75 C | 76 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Property Reference : F2072

Council Tax Band: B

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



The Accommodation Comprises:-

Front door with security entry system into:-

Communal Hall:-

Stairs to first floor, front door into:-

Entrance Hall:-

Tiled floor, radiator, double opening doors to coats hanging space with shelving and radiator, door to storage with slatted shelves.

L-Shaped Lounge/Dining Room

17' 10" x 15' 8" (5.43m x 4.77m) Maximum Measurements

Double glazed windows to front elevation, two radiators.



Kitchen:-

8' 3" x 7' 10" (2.51m x 2.39m)

Double glazed window, range of refitted base and eye level units with work surfaces, tiled surround, single drainer stainless steel sink unit with mixer tap, recess for washing machine, stainless steel extractor, recess for fridge/freezer, flat ceiling with lighting inset, wall-mounted Ideal gas central heating boiler concealed in wall unit.



Bedroom 1:-

11' 5" x 8' 10" (3.48m x 2.69m)

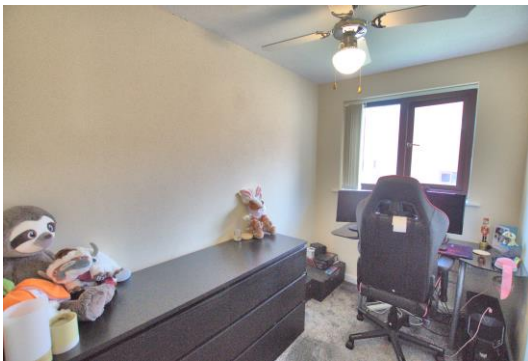
Double glazed window, radiator.



Bedroom 2:-

8' 9" x 5' 10" (2.66m x 1.78m)

Double glazed window, radiator.



Bathroom:-

8' 3" x 6' 3" (2.51m x 1.90m)

Obscured double glazed window, close-coupled WC with concealed cistern, wash hand basin with mixer tap, inset vanity unit, panelled bath with mixer tap and hand shower attachment over, shower screen, tiled, chrome towel rail, complementary floor tiling, flat ceiling with lighting and extractor inset.



Outside:-

Communal gardens, garage and parking.



Agents Notes:-

This property is leasehold. Council Tax Band: B Annual Service Charge: £1200 Lease to be extended.

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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.

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