

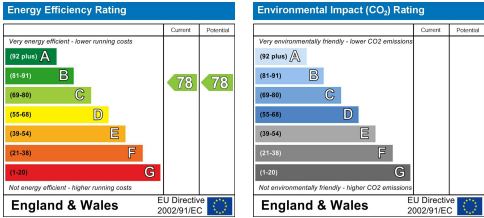
Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Flat 70 Sunlight Gardens
Fareham, PO15 6DQ

We are pleased to welcome to the market this two bedroom apartment with allocated off road parking in the popular development of Sunlight Gardens, Fareham.

Built in 2007 this modern block is popular with first time buyers and investors alike.

Located on the top floor this property consists of an open plan living space featuring lounge, diner and kitchen. There are two double bedrooms on offer and a modern family bathroom.

Externally the property features communal gardens to the rear and allocated off road parking to the side of the building.

The lease is currently 134 years.

The property is close to Fareham Shops and the Fareham Train Station is a short walk away so good access routes on offer.

For more information or to arrange a viewing please call Castles today.

Offers over £190,000

DIRECTORS

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Flat 70 Sunlight Gardens
Fareham, PO15 6DQ



- TWO BEDROOMS
- TOP FLOOR FLAT
- MODERN BATHROOM
- COMMUNAL GARDENS
- CLOSE TO FAREHAM SHOPS
- OFF ROAD PARKING
- MODERN KITCHEN
- 134 YEARS ON LEASE
- BUILT IN 2007
- SHORT WALK TO FAREHAM TRAIN STATION

LIVING ROOM
17'8" x 15'1" x 12'5" (5.4 x 4.6 x 3.8)

KITCHEN
6'10" x 8'10" (2.1 x 2.7)

BATHROOM
10'9" x 9'10" (3.3 x 3.0)

BEDROOM ONE
9'6" x 15'5" (2.9 x 4.7)

BEDROOM TWO
10'9" x 9'10" (3.3 x 3.0)

Lease Information
Lease Length: 134 Years Remaing

Service Charge: £1743.25 Per Annum

Ground Rent: £125 Per Annum

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

Financial Services
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the

direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

