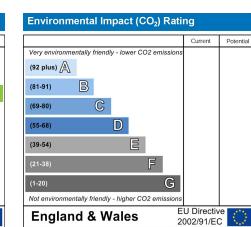
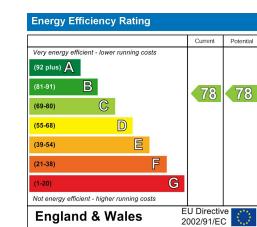


## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



## DIRECTORS

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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

# Flat 70 Sunlight Gardens

Fareham, PO15 6DQ



- TWO BEDROOMS
- TOP FLOOR FLAT
- MODERN BATHROOM
- COMMUNAL GARDENS
- CLOSE TO FAREHAM SHOPS

## 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

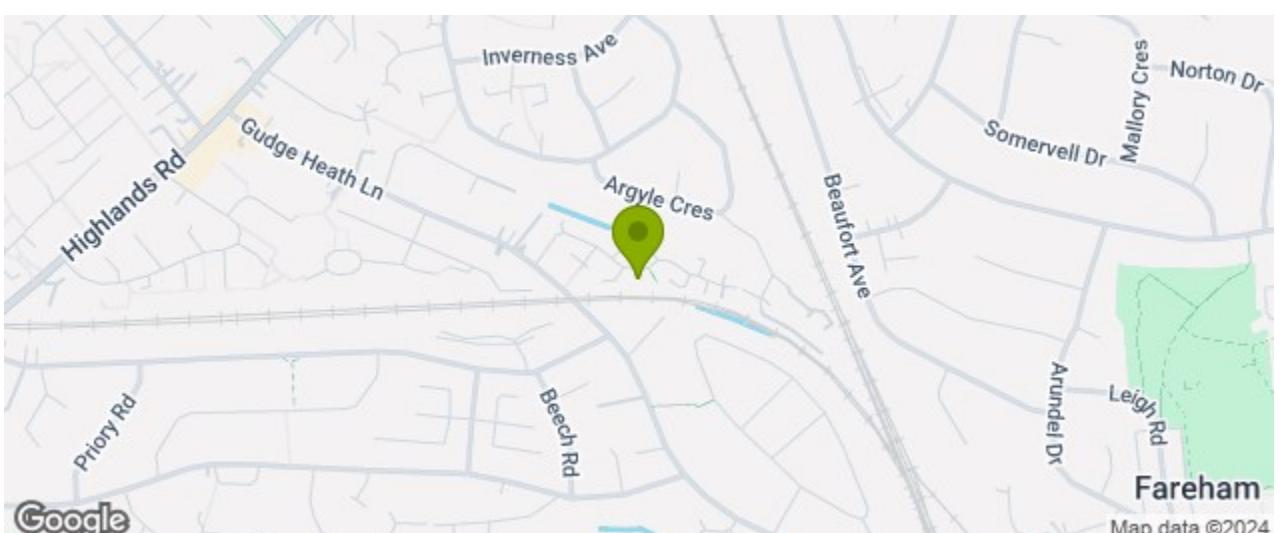
10'9" x 9'10" (3.3 x 3.0)

## Lease Information

Lease Length: 134 Years Remaining

Service Charge: £1743.25 Per Annum

Ground Rent: £125 Per Annum



- OFF ROAD PARKING
- MODERN KITCHEN
- 134 YEARS ON LEASE
- BUILT IN 2007
- SHORT WALK TO FAREHAM TRAIN STATION

\* 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 \*

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.

## 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

