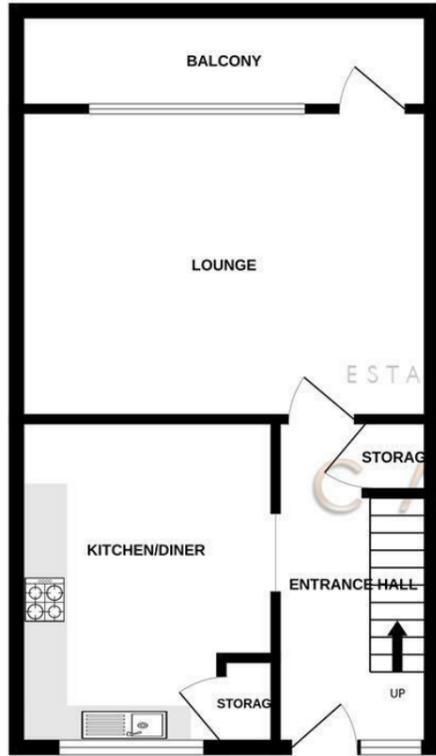


Floor Plan

GROUND FLOOR  
445 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 857 sq.ft. (79.7 sq.m.) approx.  
 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 10 Meon House Redlands Lane  
Fareham, PO16 0UF**

We are pleased to welcome to the market this well presented two bedroom maisonette located in Meon House, Redlands Lane Fareham.

Internally the property is finished to a great standard throughout and the 1st level of accommodation comprises of a modern fitted kitchen diner to the front with a generous lounge room to the rear with access on to the balcony.

Moving up a level there are two double bedrooms with built in storage and a family bathroom.

Externally there is residents parking and the property comes with a brick built storage lock up on the ground floor.

This property is in close proximity to the local shops of Fareham and has good access routes out of Fareham or into Gosport.

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

**Offers over £165,000**

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Very energy efficient - lower running costs | Current                 | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current                 |
| (92 plus) A                                 |                         | (10 plus) A   |                         |
| (81-91) B                                   |                         | (10-11) B   |                         |
| (69-80) C                                   |                         | (10-10) C   |                         |
| (55-68) D                                   |                         | (10-10) D   |                         |
| (39-54) E                                   |                         | (10-10) E   |                         |
| (21-38) F                                   |                         | (10-10) F   |                         |
| (1-20) G                                    |                         | (10-10) G   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

02394318899

www.castlesstates.co.uk

2 West Street, Portchester, Fareham, Hampshire, PO16 9UZ

Directors: Charles Tuson | Gary Agar | Sean Wren

Company Number: 12821075

VAT Number: 356389459

# Flat 10 Meon House Redlands Lane

Fareham, PO16 0UF



- MAISONETTE
- MODERN KITCHEN
- RESIDENTS PARKING
- CLOSE TO FAREHAM SHOPS
- TWO BEDROOMS
- BALCONY
- STORAGE UNIT
- IDEAL FIRST TIME BUY

## KITCHEN/DINER

9'10" x 12'5" (3.0 x 3.8)

## LOUNGE

15'8" x 11'9" (4.8 x 3.6)

## BATHROOM

6'10" x 5'6" (2.1 x 1.7)

## BEDROOM 1

13'5" x 12'1" x 9'6" (4.1 x 3.7 x 2.9)

## BEDROOM 2

9'10" x 11'5" (3.0 x 3.5)

## Lease Information

Lease Length: 90+ Years Remaining

Service Charge: £780 Per Annum

Ground Rent: £10 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 at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

