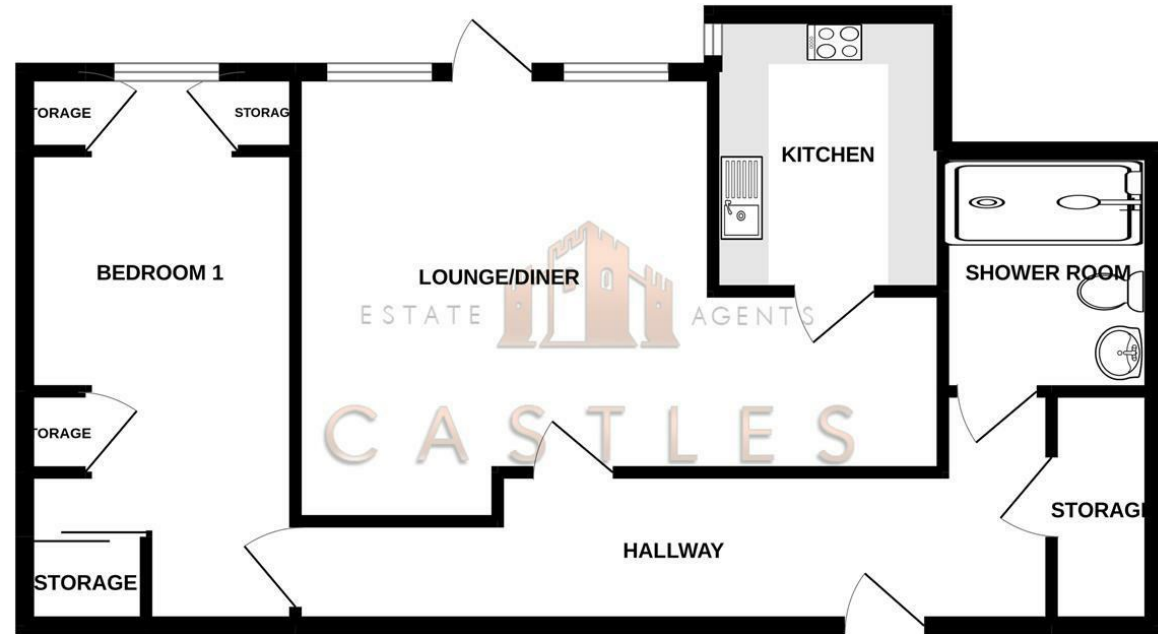


Floor Plan

GROUND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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 7, Acacia Lodge Trinity Street
Fareham, PO16 7SX

Castles are pleased to welcome to the market this one bedroom ground floor retirement flat in the popular development of Acacia Lodge, Fareham.

The flat itself is really up together and well presented and consists of a large lounge room overlooking the gardens, modern fitted kitchen, modern spacious shower room and a double bedroom with plenty of fitted wardrobes for storage. The white goods will be included.

There is residents parking on site to the rear of the building and access if via a key fob so extra secure.

The complex is really well kept and features a communal lounge room, laundry room, lifts in the block and an on site house manager. There is also a double guest room on site perfect for visiting family members and friends.

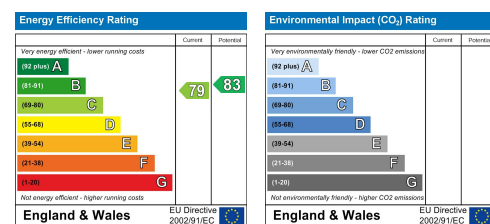
Please be aware this complex is for over 55's but if for a couple only one person in that couple has to be over 55.

Locally this complex is a short walk to the local shops of Fareham and also a short stroll away from Fareham Train Station.

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

Offers over £100,000

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.



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Flat 7, Acacia Lodge Trinity Street

Fareham, PO16 7SX



- ACACIA LODGE FAREHAM
- GROUND FLOOR FLAT
- RESIDENTS PARKING
- ONE DOUBLE BEDROOM
- SHORT WALK TO FAREHAM SHOPS
- OVER 55's
- OVERLOOKING GARDENS
- ON SITE HOUSE MANAGER
- MODERN KITCHEN
- ON SITE GUEST ACCOMMODATION

ENTRANCE HALL

21'3" x 3'3" (6.5 x 1.0)

LOUNGE

20'4" x 14'1" (6.2 x 4.3)

KITCHEN

7'2" x 6'10" (2.2 x 2.1)

SHOWER ROOM

7'6" x 6'6" (2.3 x 2.0)

BEDROOM

17'4" x 8'6" (5.3 x 2.6)

UTILITY CUPBOARD

6'2" x 3'3" (1.9 x 1.0)

Lease Information

LEASE: 106 Years Remaining

GROUND RENT: £385 Per Annum

SERVICE CHARGE: £2291.46 Per Annum

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.

