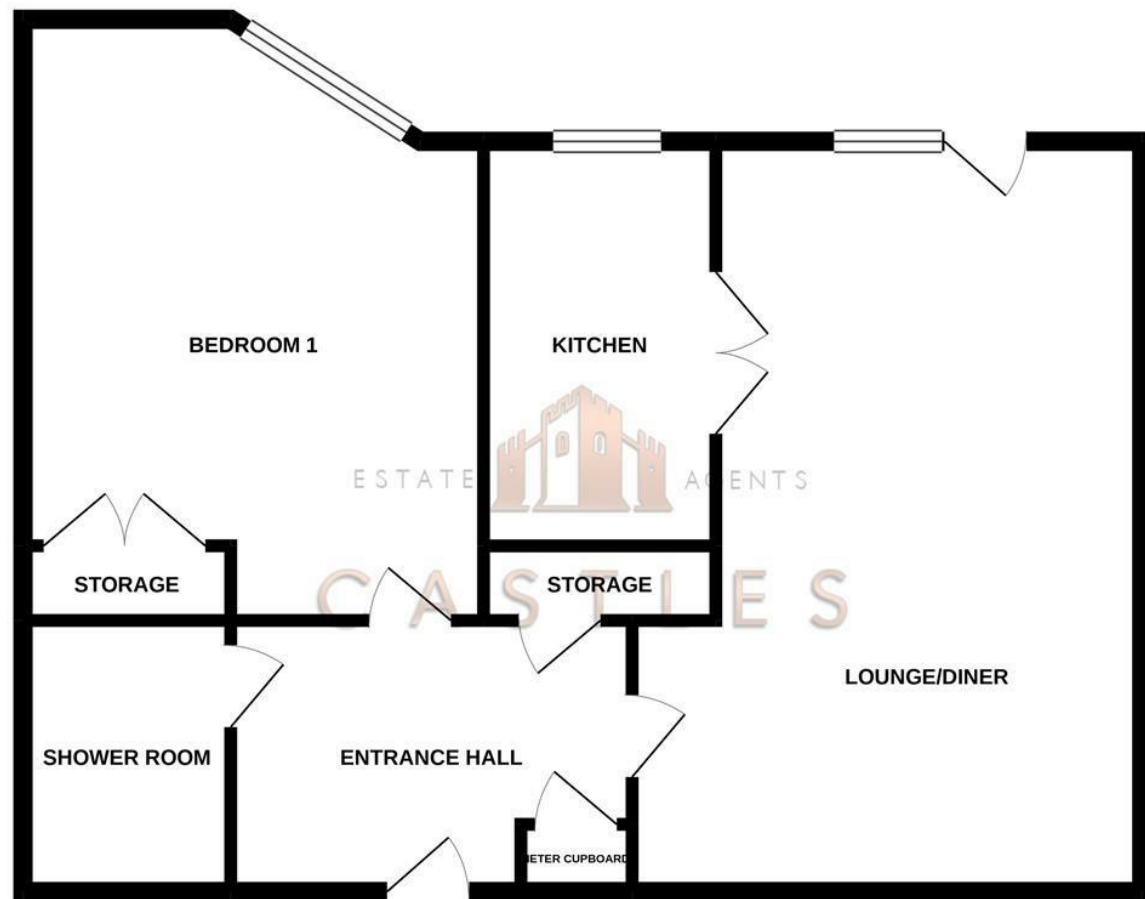


Floor Plan

GROUND FLOOR  
812 sq.ft. (75.4 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.4 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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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	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91)		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b> (10-20)	
(69-80) <b>B</b>		(10-20) <b>B</b>	
(55-68) <b>C</b>		(10-20) <b>C</b>	
(39-54) <b>D</b>		(10-20) <b>D</b>	
(21-38) <b>E</b>		(10-20) <b>E</b>	
(1-20) <b>F</b>		(10-20) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (10-20) <b>G</b>	
<b>83</b>	<b>86</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



**37 Grove Road**  
Fareham, PO16 7AS

Castles are pleased to welcome to the market this one bedroom first floor retirement flat in the popular private gated complex of Faregrove Court, Fareham.

The complex benefits from on site manager, a lift and secure private residents parking behind gates. There is a large communal lounge room also.

The flat itself is a great size and benefits from large lounge with Juliet balcony over looking the grounds, kitchen, fair sized shower room along with a double bedroom and some storage.

This property is offered with no forward chain.

The lease has 110 years remaining.

For more information please call Castles today.

**Guide price £110,000**

DIRECTORS

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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

# 37 Grove Road

Fareham, PO16 7AS



- RETIREMENT COMPLEX
- SECURE PRIVATE RESIDENTS PARKING
- JULIET BALCONY
- NO FORWARD CHAIN
- QUIET LOCATION
- ON SITE MANAGER
- FIRST FLOOR
- SPACIOUS LOUNGE/DINER
- COMMUNAL ROOMS
- CLOSE TO LOCAL SHOPS

### LOUNGE/DINER

17'7" x 12'11" (5.36 x 3.96)

### KITCHEN

8'3" x 5'10" (2.54 x 1.78)

### SHOWER ROOM

6'9" x 5'6" (2.08 x 1.70)

### BEDROOM

14'4" x 12'0" (4.37 x 3.68)

### LEASE INFORMATION

LEASE = 110 YEARS REMAINING  
 SERVICE CHARGE = £2896.72 PER ANNUM  
 GROUND RENT = £395 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.

