

28 Craigbank Court

Fareham | Hampshire | PO14 1AQ



Offers in excess of: £170,000

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Overview

- Two Double Bedrooms
- En-Suite to the main bedroom
- Family Bathroom
- Open Plan Living Space
- Allocated parking
- Close to train station and Fareham Town
- No onward chain



A well presented top floor apartment with two double bedrooms, one of which has an en-suite, a further bathroom, an open plan living space, allocated parking, a stones throw from the town centre and train station, ideal for first time buyers and investors alike.

This apartment is spacious throughout with a large open plan living space with kitchen area, lounge and dining area and a separate area to the end of the room which is currently used as an office space, the bedrooms are both doubles and there is an en-suite to the main bedroom. There is also a bathroom. The property is well presented throughout.



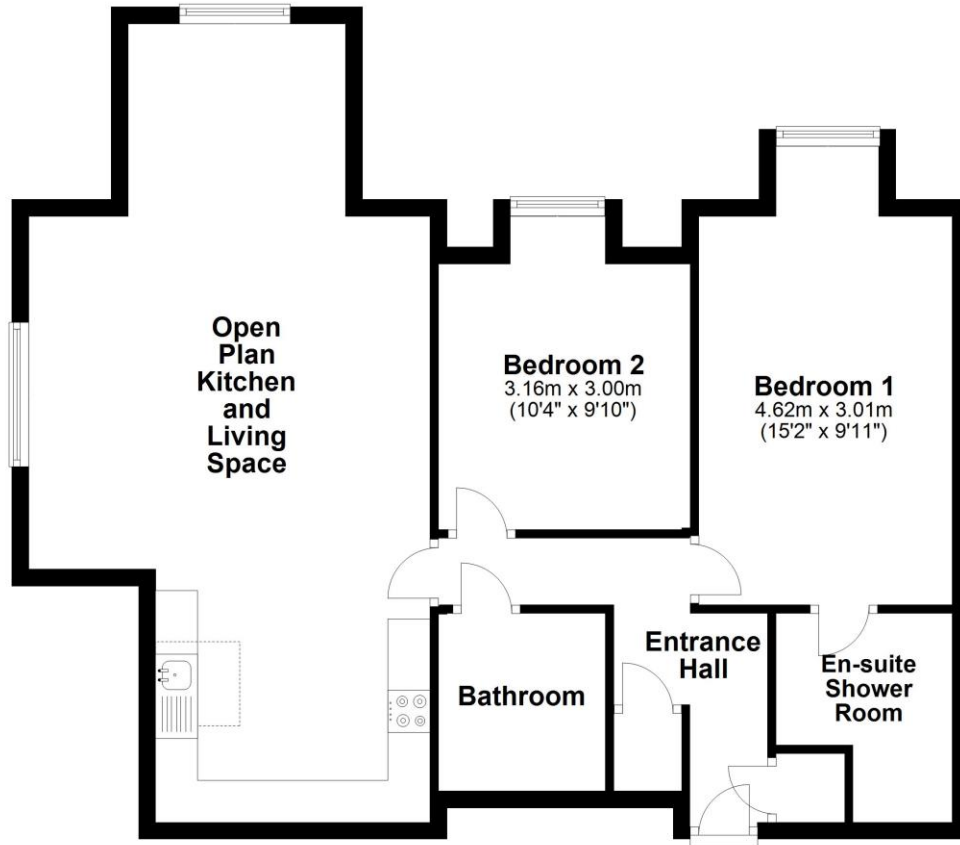
The property is located a stones' throw from Fareham Train Station and a short walk from the town centre, outside there is one allocated parking space.



Directions

From Fareham railway station roundabout proceed west along The Avenue (A27) take the first right into Gudge Heath Lane and the turning for Craigbank Court is immediately on the right hand side.

Floor Plan



Total area: approx. 69.7 sq. metres (750.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Notes

The ground rent for the property is £300 per year and the maintenance charges are £903.24 per year.

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This floor plan is provided for the visible guidance to prospective purchasers and is not designed to scale.

Please be aware that due to an update to the Money Laundering Regulations 2007 we are now required to carry out ID checks for all purchasers and we ask that this is made available to us at the point of offer.

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