



15 Carisbrooke Court
North Square
Knowle Village
Hampshire PO17 5FX



Tel: 01329 834579 www.byrnerunciman.co.uk

15 CARISBROOKE COURT

PRICE GUIDE: £155,000

The Property

No. 15 Carisbrooke Court is a light and spacious one bedroom second floor apartment within a purpose built block. It has the benefit of a communal garden and an allocated parking space. Knowle Village is a popular location with easy links to the M27 motorway network. The Village benefits from a convenience store, a number of open space areas and a cricket pitch. It is well presented throughout so viewing is very highly recommended.

- * **NO FORWARD CHAIN ***
- * **SECOND FLOOR APPARTMENT ***
- * **LIVING ROOM ***
- * **KITCHEN ***
- * **BEDROOM ***
- * **BATHROOM ***
- * **IN VILLAGE CENTRE***
- * **ALLOCATED PARKING SPACE ***

The Location

Knowle Village has a convenience store and is just 3 miles from the historic village of Wickham which offers all local amenities. The larger centre of Fareham is close by with easy access to the M27 motorway network and railway station.

Directions

Turn left out of Wickham square and proceed to the roundabout bearing right towards Fareham. After approximately 1.5 miles turn right at the roundabout and proceed into Knowle Village. At the roundabout bear round to the left following the road and turn right into North Square.

ACCOMMODATION

Front door opening to:

ENTRANCE HALL Security entry phone*, built in cupboard, cupboard housing hot water tank, electric heater, doors opening to:

BEDROOM Sash window to front, built in mirror fronted wardrobes, electric heater.

BATHROOM Suite comprising panelled bath with shower over, pedestal wash hand basin, low level W.C., partially tiled walls, extractor*, electric ladder style towel rail*.

LIVING ROOM Sash windows to front, electric heater, opening to:

KITCHEN Sash window to side, fitted with a range of wall and base units with work surfaces over, stainless steel sink unit with cupboard below, built in electric oven*, electric hob* with extractor* over, space for fridge/freezer, plumbing for washing machine.

OUTSIDE

Carisbrooke court has a communal garden and there is an allocated parking space for number 15.

TENURE Leasehold. The property has the residue of a 999 year lease.

MAINTENANCE The current maintenance charge is approximately £1,460 per annum.

GROUND RENT The fixed ground rent is £150 per annum.

Services: Mains electricity, water supply and drains.

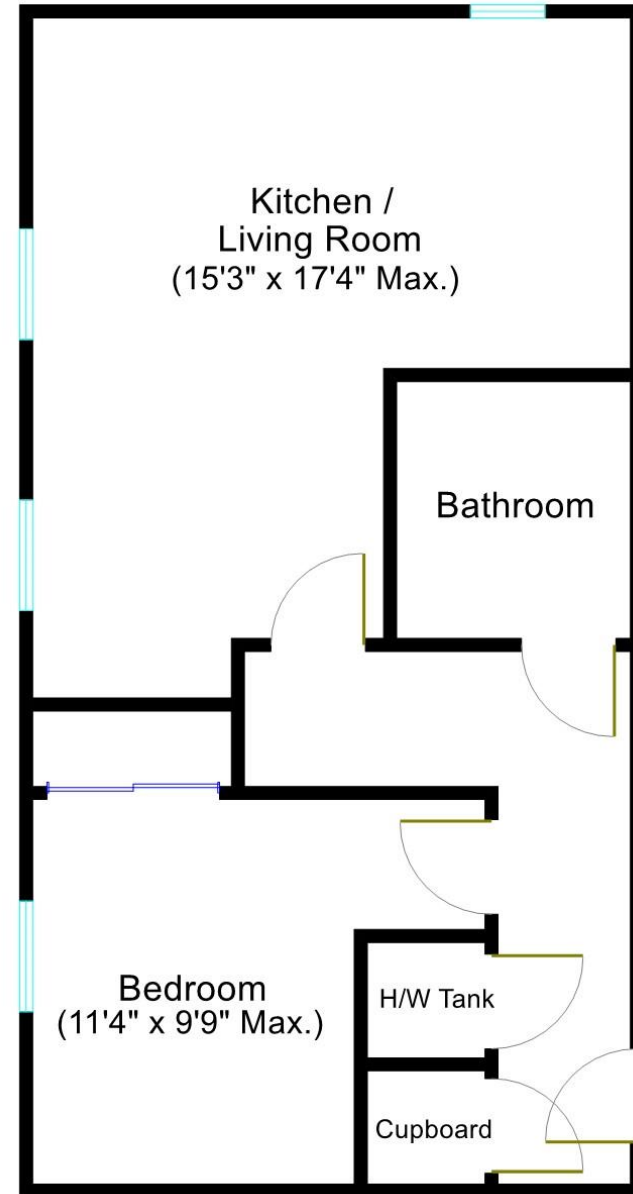
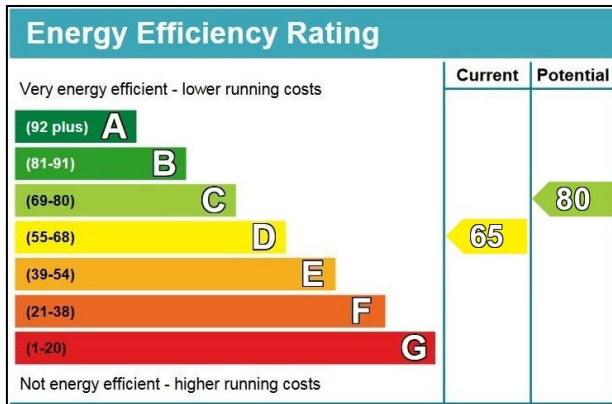
Local Authority: Winchester District Council.

Council Tax Band: B

Agents Note: * We have not inspected or tested any of the service installations, equipment or appliances. It is recommended that any purchasers arrange for suitable inspections and tests by qualified engineers prior to entering into any contract. All measurements contained herein are to be considered approximate only.

Viewing strictly by appointment with vendor's sole agent BYRNE RUNCIMAN of Wickham.





**Total Approx. internal floor area = 452.4 sq ft / 42 sqm
Floor Plan for identification and guidance purposes only**

Byrne Runciman, for purchasers and for the vendor of this property, as agent, give notice that:

1. All statements contained in these particulars are as a general guide only, and are made without responsibility on the part of the agent or the vendors. They are not to be relied upon as statements or representation of fact, and any intending purchaser must satisfy himself by inspection or otherwise as to their correctness.
2. The vendor does not make or give, and neither the agent nor any person in his employ, has any authority to make or give, whether in these particulars or during negotiations, any representation or warranty whatsoever in relation to this property.
3. These particulars do not constitute any part of an offer or contract.

