



**Sunlight Gardens, FAREHAM PO15 6DG**

**welcome to**

**Sunlight Gardens, FAREHAM**

Two bedroom first floor apartment, located in the area of Sunlight Gardens. This is a must see apartment, call us in branch today to view!



Fox & Sons Fareham bring to the market this two bedroom bright and modern apartment. This is a must see property. The master bedroom benefits from an ensuite, and there is also a family bathroom along the hallway.

There is a bright and modern living and dining room with the kitchen separate to the living space. This would make a great first time home purchase or for someone wanting to downsize.

To view, please contact us in branch today on 01329 288425!

### **Entrance Hall**

### **Bedroom One**

12' 1" x 8' 8" ( 3.68m x 2.64m )

### **En-Suite**

### **Bedroom Two**

11' 11" x 5' 9" ( 3.63m x 1.75m )

### **Family Bathroom**

### **Lounge/Dining Room**

14' 4" x 11' 3" ( 4.37m x 3.43m )

### **Kitchen**

7' 8" x 7' 5" ( 2.34m x 2.26m )



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welcome to

## Sunlight Gardens, FAREHAM

- TWO BEDROOM FIRST FLOOR APARTMENT
- BRIGHT AND MODERN THROUGHOUT
- MASTER BEDROOM WITH ENSUITE
- FAMILY BATHROOM
- LOUNGE/DINER SEPARATE KITCHEN

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2167.76

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
FHM107907 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

fox & sons



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