



**Sunlight Gardens
Fareham
Hampshire
PO15**

Offers In Excess of £145,000

bettermove

Sunlight Gardens

Fareham

Bettermove are proud to present this 1 bedroom flat in Fareham, available with no forward chain.

The property benefits from double glazing, and gas central heating throughout, with allocated parking available.

The council tax band is A.

This is a leasehold property with 131 years remaining on the lease; the ground rent is currently £125.00 per annum, paid in two instalments, and the service charge is approximately £2,200.00 per annum.

The interior of this well presented, top floor property, comprises a spacious, open-plan living/kitchen area, one double bedroom, and a family bathroom. The property further benefits from a Juliette balcony, perfect for enjoying the summer months.

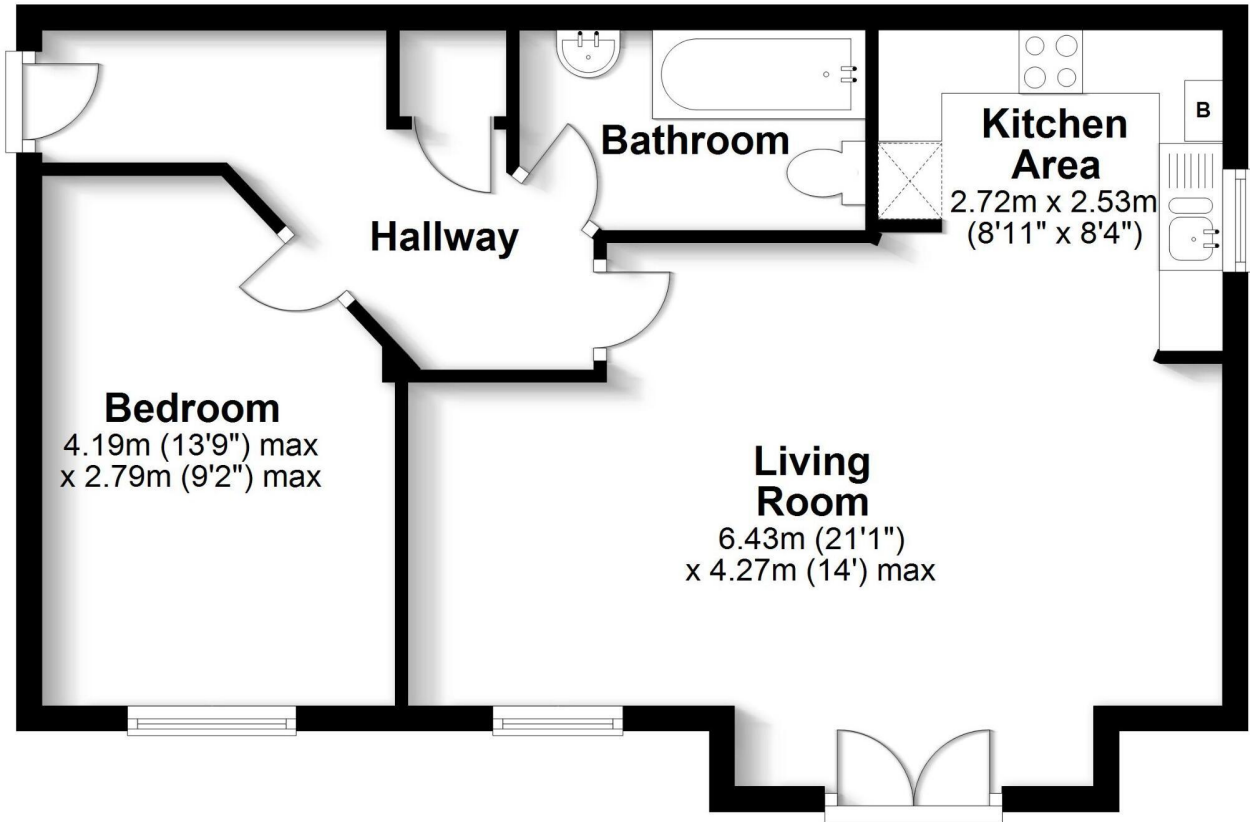
Located in the popular town of Fareham, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Fareham train station, a variety of local bus routes, and quick access to the M27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Floor Plan

Approx. 51.5 sq. metres (554.0 sq. feet)



Total area: approx. 51.5 sq. metres (554.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C	77	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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