



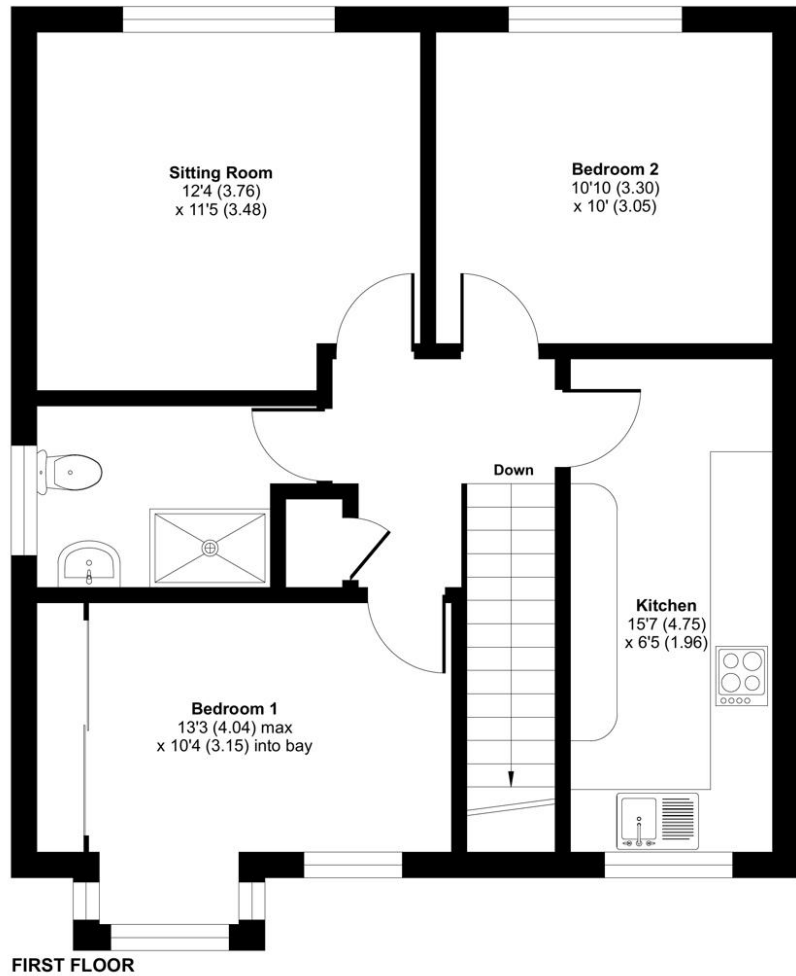
Canon Court, Mortimers Lane, Fair Oak, Hampshire, SO50 7BW



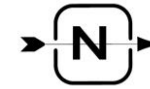
ACCOMMODATION

Suitable for CASH BUYERS.

A very smartly modernised two-bedroom first floor apartment set in an excellent location in Fair Oak village centre. The property is situated in a smart development and tucked away in a quiet location, overlooking the well-kept communal gardens to the rear. The accommodation has its own private entrance and includes an entrance hall, sitting room, separate kitchen which has undergone a contemporary re-fit, a refurbished shower room, and two double bedrooms. Outside the property benefits from its own garage, plus residents' off-road parking. NB - This property is suitable for cash buyers - the current lease has approximately 57 years remaining and is therefore unsuitable for mortgage purposes. Any lease extension would be at the buyer's expense if required.



Approximate Area = 634 sq ft / 58.9 sq m
 Garage = 124 sq ft / 11.5 sq m
 Total = 758 sq ft / 70.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1226161



SITUATION

Set within the village of Fair Oak, only a short drive from the historic city of Winchester. Fair Oak is an excellent community which offers many shops, popular restaurants, well-regarded schools and a network of footpaths and bridleways for walking and riding in the surrounding woodlands and countryside. Eastleigh town is only a 10-minute drive with its variety of shops, restaurants, sports facilities and a new cinema and bowling complex. The area enjoys excellent transport links via the M27, M3 and railway networks.



SPECIFICATION

- Two-bedroom first floor flat
- Private entrance
- Smartly modernised
- Two double bedrooms
- Contemporary re-fitted kitchen
- Modern shower room
- Garage
- Nicely tended communal gardens
- Suitable for cash buyers

LOCAL AUTHORITY

Eastleigh Borough Council
Council Tax Band B

ASKING PRICE £180,000

TENURE

Leasehold

Unexpired Years: 57 Years Remaining

Annual Ground Rent: £25

Ground Rent Increase: Unknown

Ground Rent Review Period: Unknown

Annual Service Charge: £1,380

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.