



44 Consort Mews  
Knowle Village  
Fareham  
Hampshire PO17 5FY



Tel: 01329 834579 [www.byrnerunciman.co.uk](http://www.byrnerunciman.co.uk)



## 44 CONSORT MEWS

**PRICE GUIDE: £149,950**

### The Property

No. 44 Consort Mews is a light and spacious one bedroom first floor apartment within a Grade II Victorian listed building, refurbished by Berkley Homes (Hampshire Ltd). This dwelling has been sensitively and sympathetically converted and wherever possible architectural features have been retained and enhanced to provide character homes to a good specification. Viewing is very highly recommended.

- \* **NO FORWARD CHAIN** \*
- \* **FIRST FLOOR APARTMENT** \*
- \* **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 and Consort Mews is after the shop.

### ACCOMMODATION

Front door opening to:

**ENTRANCE HALL** Security entry phone\*, electric heater, doors opening to:

**BEDROOM** Sash window to front, electric heater.

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

**LIVING ROOM** Sash window to rear, electric heater, large storage cupboard housing hot water cylinder\*, opening to:

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

### OUTSIDE

There is a carpark with an allocated parking space for number 44.

Knowle Village benefits from a number of open space areas and a cricket pitch.

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

**MAINTENANCE** The current maintenance charge is approximately £1,750 per annum.

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

**Services:** Mains electricity, water supply and drains.

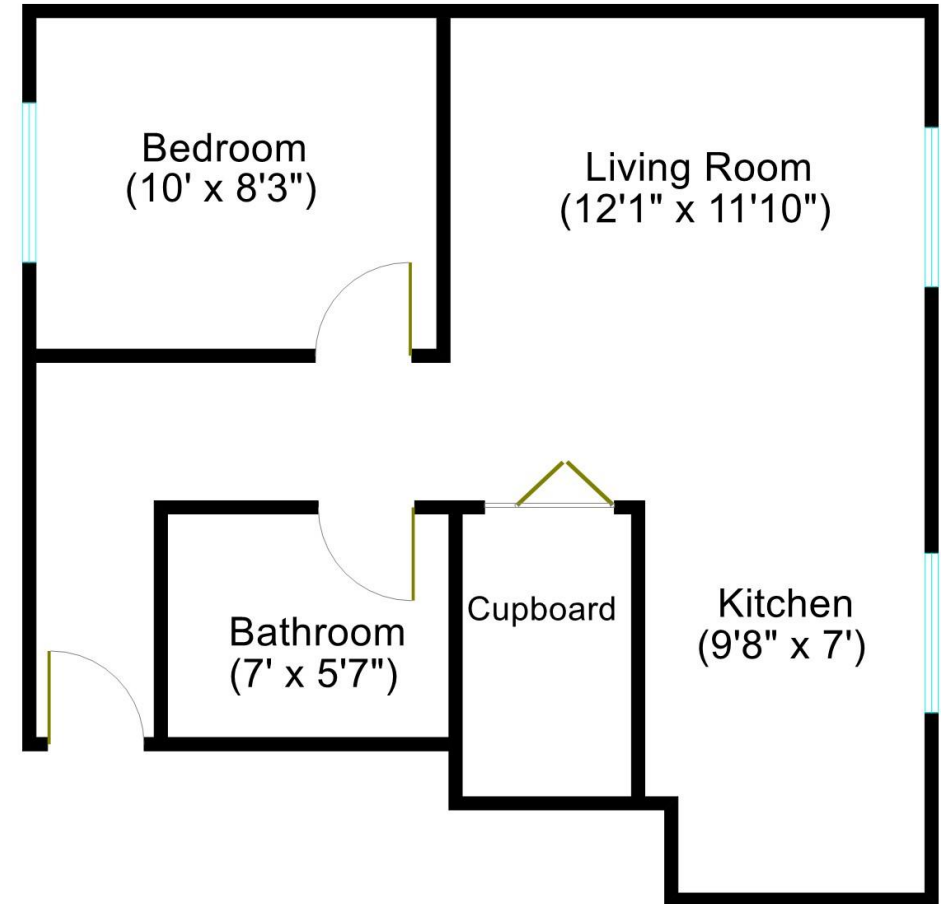
**Local Authority:** Winchester District Council.

**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.





| Energy Efficiency Rating                    |    |    |
|---|----|----|
| Very energy efficient - lower running costs |    |    |
| (92 plus) <b>A</b>                          |    |    |
| (81-91) <b>B</b>                            |    |    |
| (69-80) <b>C</b>                            | 71 | 83 |
| (55-68) <b>D</b>                            |    |    |
| (39-54) <b>E</b>                            |    |    |
| (21-38) <b>F</b>                            |    |    |
| (1-20) <b>G</b>                             |    |    |
| Not energy efficient - higher running costs |    |    |

Total Approx. internal floor area = 416 sq ft / 38.7 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.
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