



**Addison**  
ESTATE AGENTS



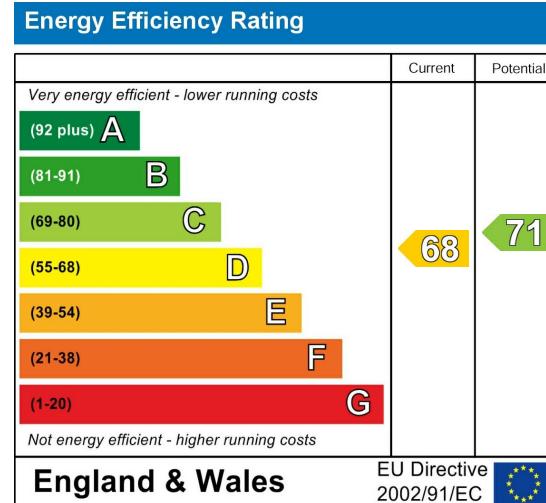
45 Cowes Court, Fareham, Hampshire, PO14 3DA  
**£155,000 Leasehold**

Located in Cowes Court, Fareham, this spacious flat presents an excellent opportunity for both first-time buyers and savvy investors. Boasting two spacious double bedrooms, this property offers ample room for comfortable living. The large lounge is perfect for relaxation and entertaining, while the well-appointed kitchen/diner provides a welcoming space for family meals and gatherings.

One of the nice features of this apartment is the inviting balcony, which allows you to enjoy the fresh air and views of the surrounding area. With no forward chain, the process of acquiring this property is made all the more straightforward, ensuring a smooth transition for the new owner.

Conveniently located close to Fareham town centre, residents will benefit from easy access to a variety of shops, restaurants, and local amenities. The property has a strong rental history, making it an attractive option for those looking to invest in the rental market.

In summary, this flat in Cowes Court is a spacious and well-located home that combines comfort with practicality, making it an ideal choice for anyone looking to enter the property market or expand their investment portfolio.



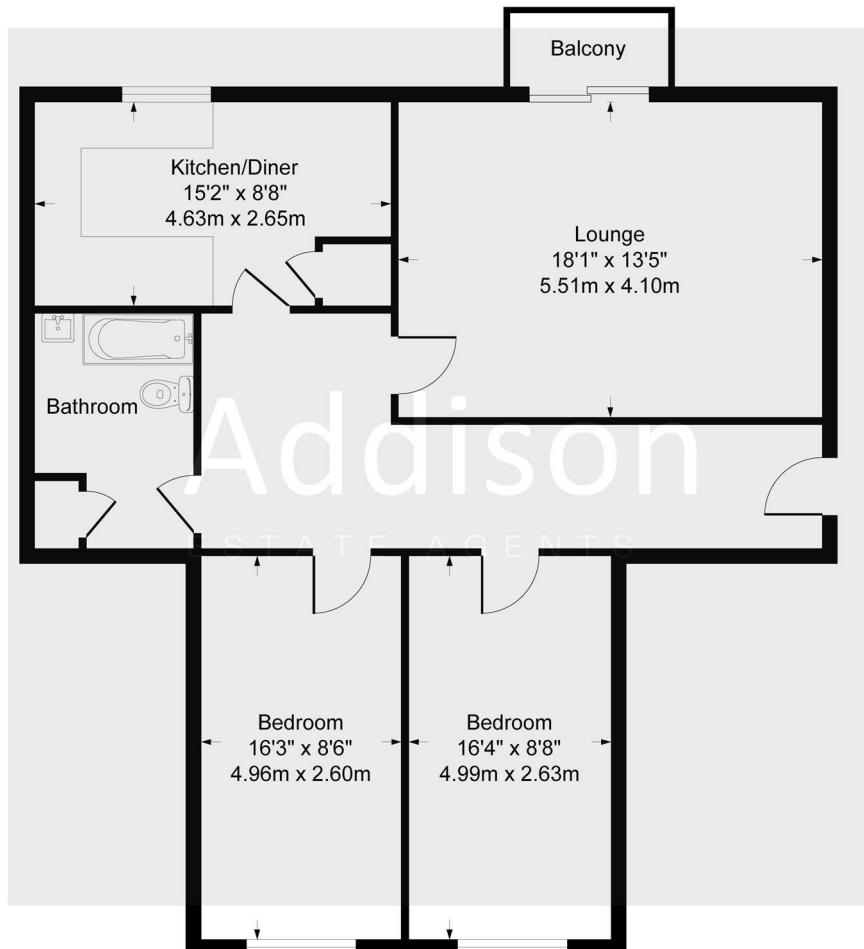
## Further Information

**Local Council:**  
**Fareham Borough Council**

**Council Tax Band: B**

**Amount Payable for 2025/2026:**  
**£1683.54**

Approximate Gross Internal Area  
932 sq ft - 87 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate.  
This floorplan is for illustrative purposes only and not to scale.  
Measured in accordance with RICS Standards.

- Two double bedrooms
  - No forward chain
- Spacious kitchen / diner
  - Large lounge area
  - Balcony off of lounge
- Close to Fareham centre & train station
  - Ideal for first-time buyers
  - Great investment opportunity
  - Spacious "L" shaped entrance hall
  - Viewing recommended



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