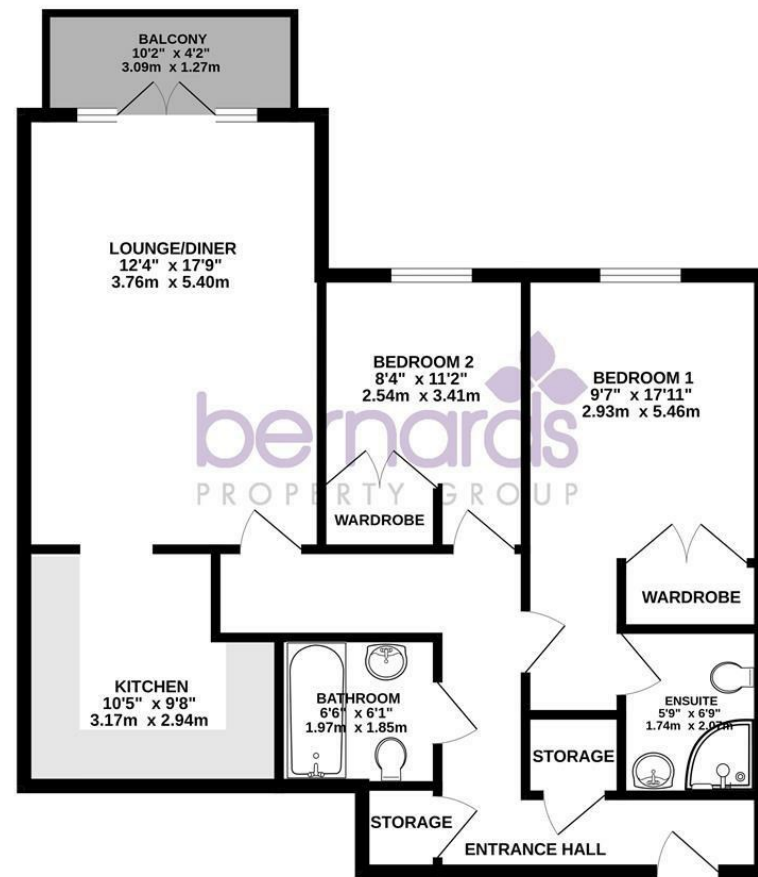
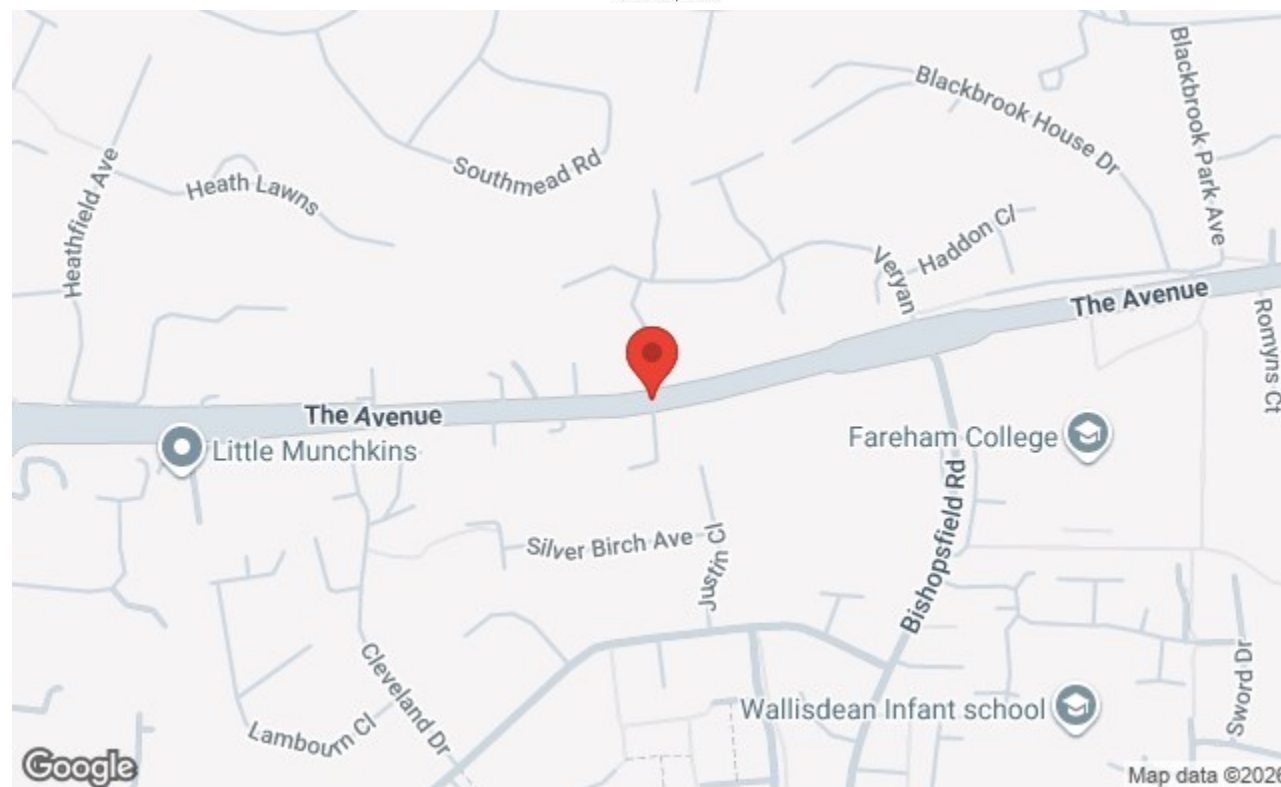


1ST FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Guide Price £210,000

The Avenue, Fareham PO14 1PN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE SHOWER ROOM
- ❖ BALCONY
- ❖ FITTED KITCHEN
- ❖ GAS CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ ALLOCATED PARKING
- ❖ VISITOR PARKING
- ❖ SOUGHT-AFTER LOCATION

A well-presented, purpose-built two-bedroom first-floor apartment, ideally positioned within this popular development just west of Fareham town centre and within easy reach of the mainline train station.

The accommodation is accessed via a secure communal entrance with video entry system, lift and stair access to all floors. The apartment opens into an entrance hall leading to a spacious lounge/diner, which opens onto a private balcony. The property further benefits from a fitted kitchen, two double bedrooms, including a principal bedroom with an en-suite shower room, and a modern

three-piece family bathroom.

Additional features include gas central heating and double glazing throughout.

Externally, the property offers allocated parking for one vehicle, additional visitor parking, and access to well-maintained communal gardens.

Offered to the market by sole agents, this superb apartment is highly recommended for early viewing to avoid disappointment.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE/DINER**  
12'4" \* 17'8" (3.76 \* 5.40)

**KITCHEN**  
10'4" \* 9'7" (3.17 \* 2.94)

**BEDROOM ONE**  
11'7" \* 17'10" (3.57 \* 5.46)

**ENSUITE**  
5'8" \* 6'9" (1.74 \* 2.07)

**BEDROOM TWO**  
8'3" \* 11'2" (2.54 \* 3.41)

**BATHROOM**  
6'5" \* 6'0" (1.97 \* 1.85)

**COUNCIL TAX BAND C**

**TENURE**  
Leasehold

103 years remaining on the lease  
£150 ground rent  
£2100 service charge which includes building insurance  
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

**ANTI-MONEY LAUNDERING (AML)**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS MORTGAGE & PROTECTION**  
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER CHECK PROCEDURE**  
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

**REMOVALS QUOTES**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details

**DISCLOSURE STATEMENT**  
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



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



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