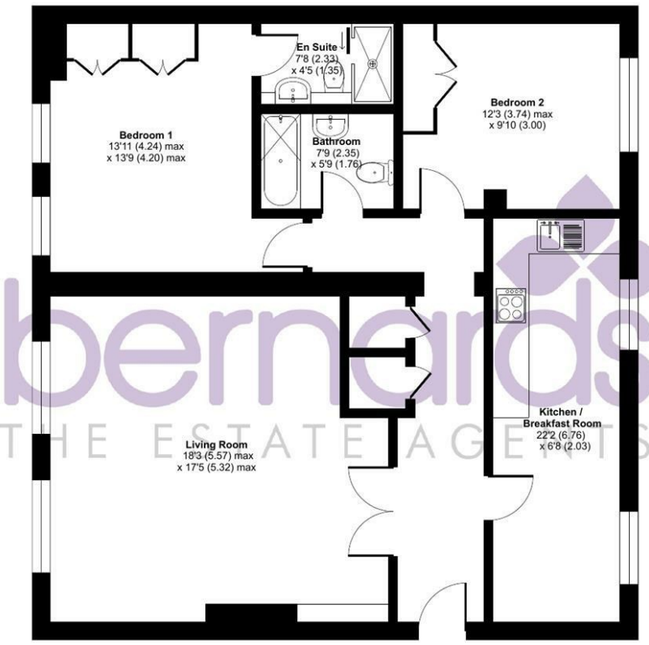
Kingswood Place, Boundary Walk, Knowle, Fareham, PO17

Approximate Area = 1045 sq ft / 97 sq m

For identification only - Not to scale



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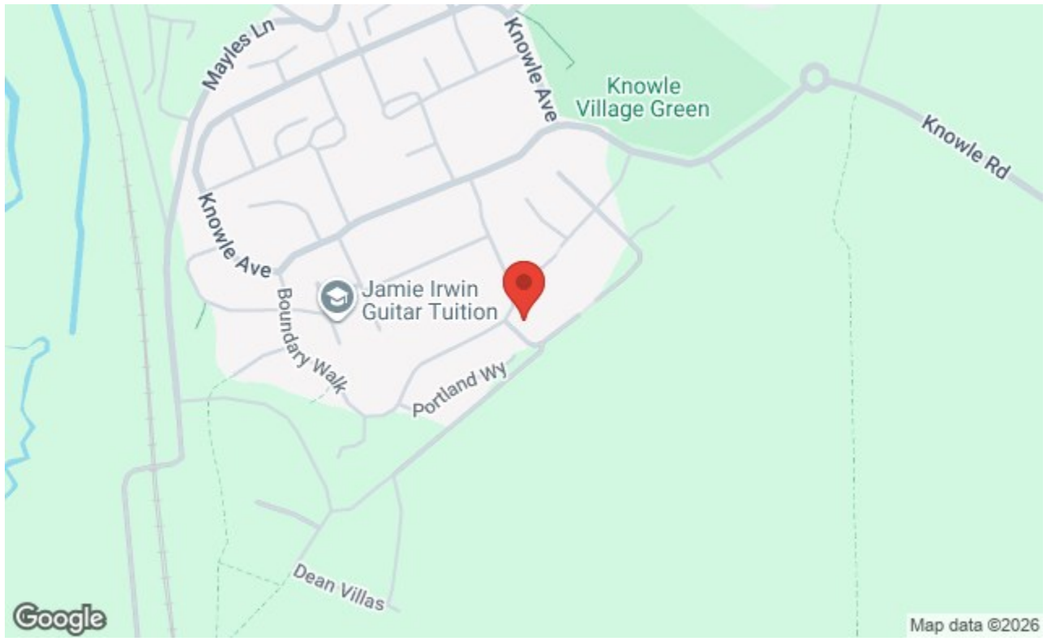
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1415541



79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Asking Price £260,000

Boundary Walk, Fareham PO17 5FQ

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2 2 1

HIGHLIGHTS

- Modern Ground Floor Apartment
- Two Double Bedrooms
- En-Suite to Main Bedroom
- Allocated Parking
- Impressive High Ceilings
- Full of Natural Light
- Large Kitchen/Breakfast Room
- Peacefully Positioned in Knowle Village
- Bin Store and Two Bike Sheds

This beautifully presented Grade II listed, two-bedroom ground floor apartment forms part of an impressive conversion within the sought-after setting of Knowle Village. Accessed via a secure intercom system, a communal hallway leads to the apartment.

The internal accommodation has a large entrance hall with storage cupboard housing the boiler (installed September 2023), a stunning 18' lounge, and a contemporary open-plan 22' kitchen/diner. There are two well-proportioned bedrooms, a modern fitted bathroom, and an en-suite shower room to the principal bedroom.

Further benefits include sliding sash windows, high ceilings throughout, and one allocated parking space. The development enjoys well-maintained communal gardens to the rear, along with bike and bin storage.

Viewing is highly recommended to fully appreciate the quality and character of this exceptional property.

Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM
18'3 x 17'5 (5.56m x 5.31m)

KITCHEN/ BREAKFAST ROOM
22'2 x 6'8 (6.76m x 2.03m)

BEDROOM 1
13'11 x 13'9 (4.24m x 4.19m)

EN SUITE
7'8 x 4'5 (2.34m x 1.35m)

BATHROOM
7'9 x 5'9 (2.36m x 1.75m)

OUTSIDE

ALLOCATED PARKING

VISITOR PARKING

BIN STORE

TENURE
Leasehold

CHARGES
Approx £2400 annual service charge
£100 ground rent

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.

REMOVAL 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.

SOLICITORS
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.
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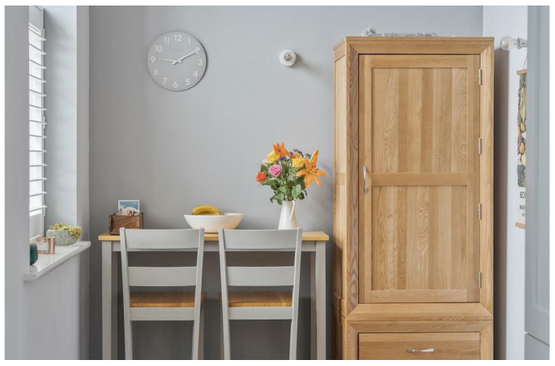

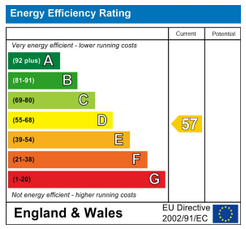

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