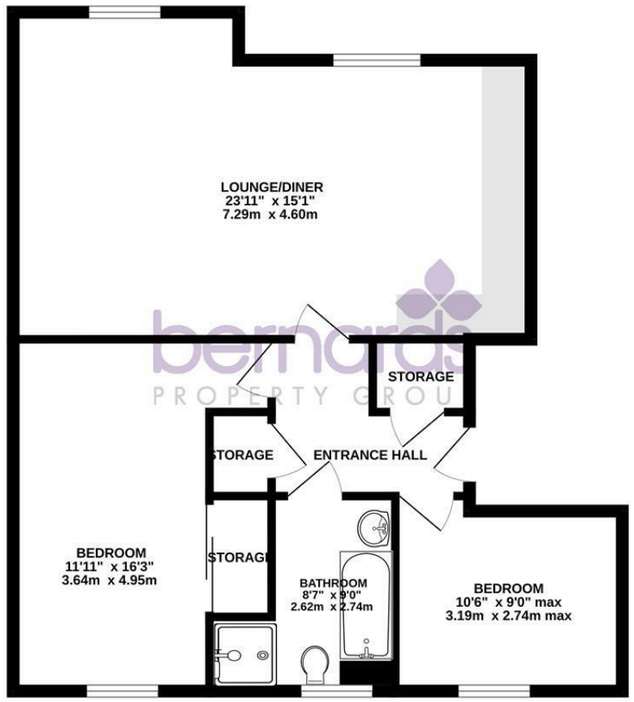
GROUND FLOOR
729 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 729 sq.ft. (67.7 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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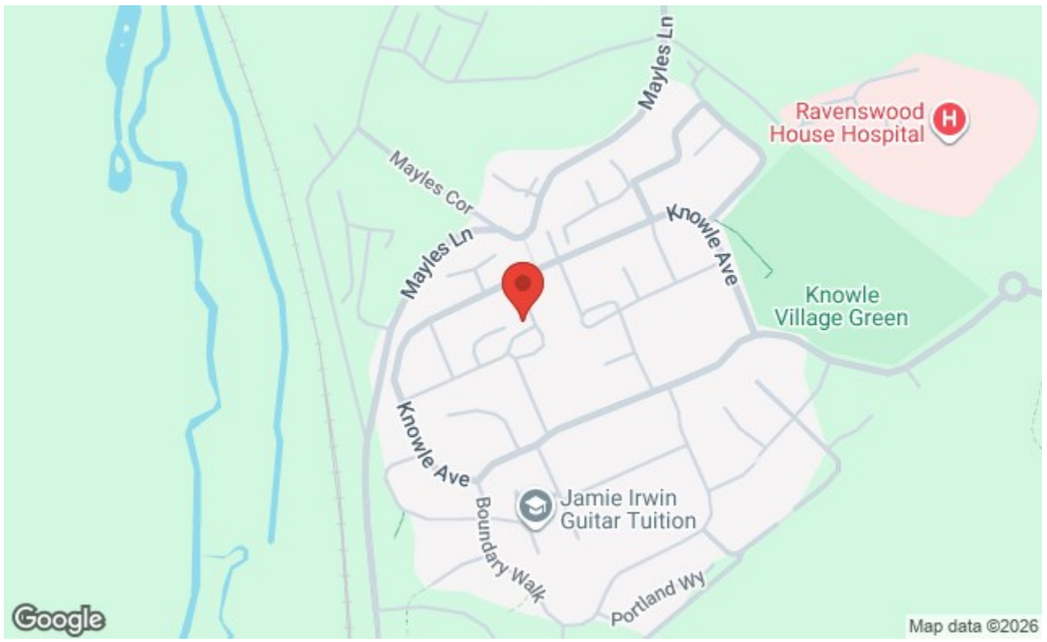

FOR SALE

Offers In Excess Of £180,000

North Square, Knowle PO17 5FX

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- Situated in the attractive and sought-after Knowle Village development
- Top floor apartment offering character and space throughout
- Two generous double bedrooms, ideal for couples, sharers or guests
- Master bedroom with fitted wardrobes providing excellent storage
- Stylish four-piece bathroom suite including separate shower and bath
- Bright and spacious open-plan kitchen, lounge and dining area
- Tall ceilings and large sash windows create a light and airy feel
- Two useful storage cupboards in the entrance hallway
- Allocated parking space plus well-maintained communal gardens and hallways
- Offered with no forward chain – perfect for first-time buyers or investors

Set within the attractive and sought-after setting of Knowle Village, this spacious top floor apartment combines period charm with modern living. Ideally suited to first-time buyers and investors, the property is offered with no forward chain and provides well-proportioned accommodation throughout.

The apartment is accessed via a well-maintained communal hallway, with beautifully kept gardens surrounding the development and an allocated parking space conveniently located nearby.

Inside, the apartment has a welcoming entrance hallway with two large storage cupboards, perfect for coats, shoes, and household essentials. There are two generous double bedrooms, with the master benefiting from fitted wardrobes, providing excellent storage solutions.

The family bathroom is well presented and features a desirable four-piece suite, including a bath, separate shower cubicle, hand wash basin and WC.

The heart of the home is the large open-plan kitchen, lounge and dining area, a bright and versatile space that's perfect for relaxing or entertaining. The kitchen is fitted with a range of modern units, while the living and dining area benefits from tall ceilings and large sash windows, filling the room with natural light and giving a lovely sense of character and space.

The property also enjoys gas central heating and double glazing, adding comfort and efficiency.

This lovely apartment is currently let but will be sold with vacant possession, offering a smooth and straightforward purchase. Its combination of character features, generous room sizes and attractive setting make it an excellent opportunity for those looking to step onto the property ladder or expand their rental portfolio.

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

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PROPERTY INFORMATION

LOUNGE/KITCHEN/DINER
24'10" x 15'1" (7.59 x 4.60)

BEDROOM ONE
11'11" x 16'2" (3.64 x 4.95)

BEDROOM TWO
10'5" x 8'11" (3.19 x 2.74)

BATHROOM
8'7" x 8'11" (2.62 x 2.74)

TENURE - LEASE HOLD

LEASEHOLD INFORMATION
Lease length - 978 (999 years from 2004)
Ground Rent - £200
Maintenance - £1800

ANTI MONEY LAUNDERING
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

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVALS
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.

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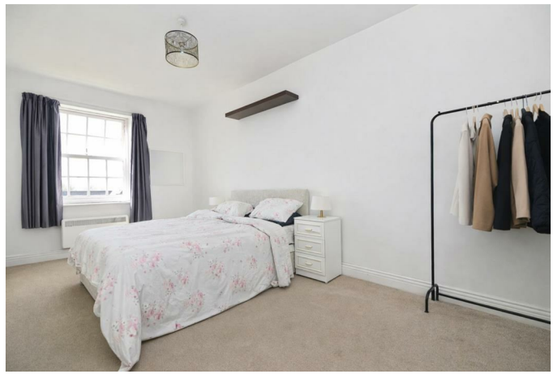
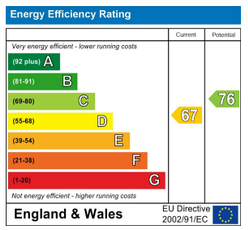
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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!





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