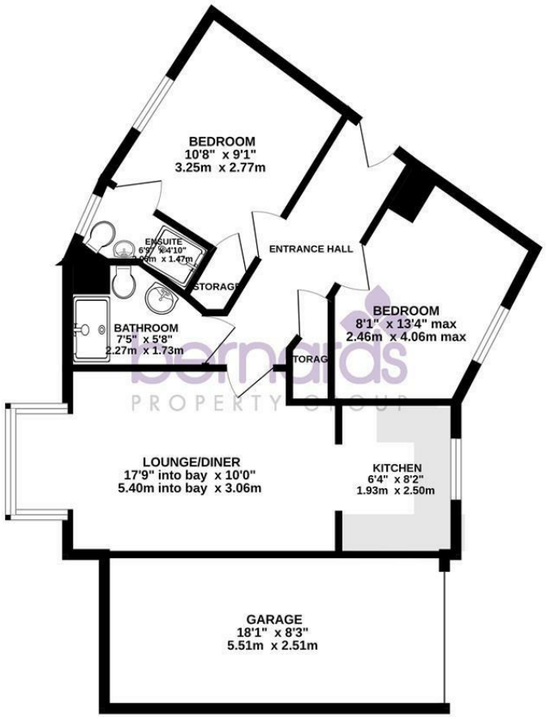
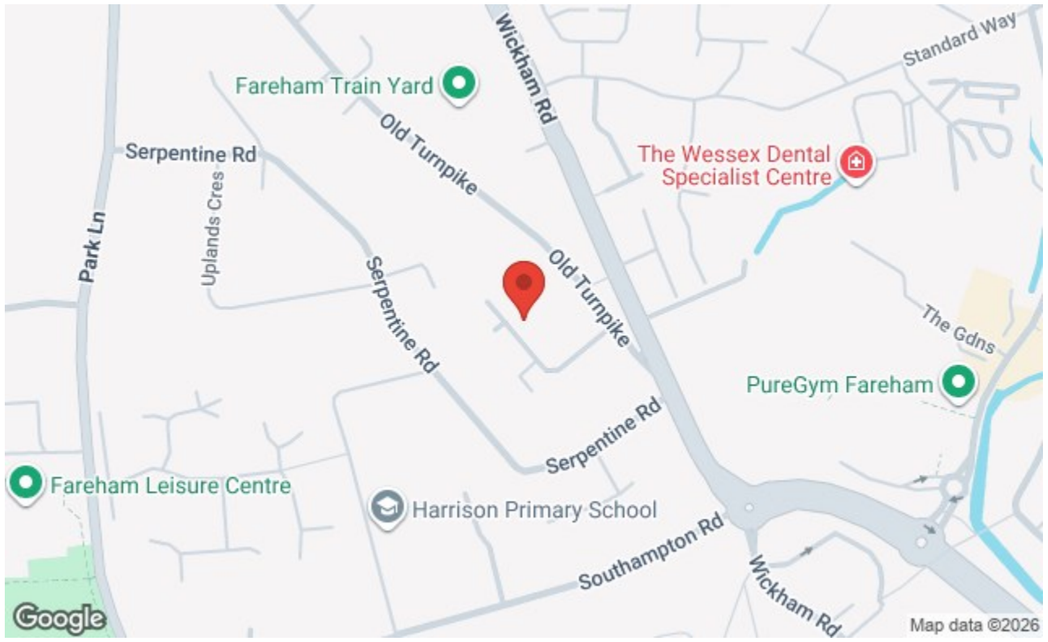
GROUND FLOOR
684 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 684 sq.ft. (63.5 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

FOR SALE

Offers In Excess Of £190,000

The Tollgate, Fareham PO16 7FG

bernards THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- GROUND FLOOR APARTMENT
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- ALLOCATED PARKING
- MAIN SHOWER ROOM
- GARAGE WITH ELECTRICTY
- PETS ALLOWED WITH PERMISSION
- WALKING DISTANCE TO LOCAL SHOPS AND SCHOOLS
- A MUST VIEW

Located in The Tollgate, Fareham, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for first time buyers, small families, or those seeking a peaceful retreat. One of the standout features of this property is the rare availability of parking, along with a garage that has electric supplied to it.

The flat features a reception room, perfect for relaxing or entertaining, and the layout is designed to maximise both space and light. The master bedroom boasts an ensuite bathroom, providing a private sanctuary, while the additional shower room ensures ample facilities for all residents and guests.

Situated within walking distance to all local amenities, residents will enjoy easy access to shops, cafes, and essential services, making daily life both convenient and enjoyable. The surrounding area is well-connected, offering a pleasant environment for leisurely strolls or quick trips to nearby attractions.

This flat at The Tollgate is not just a home; it is a lifestyle choice that combines modern living with the charm of Fareham. With its desirable features and prime location, this property is sure to attract interest. Do not miss the opportunity to make this lovely flat your new home.

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

PROPERTY INFORMATION

LOUNGE/DINER
17'8" * 10'0" (5.40 * 3.06)

KITCHEN
6'3" * 8'2" (1.93 * 2.50)

BEDROOM ONE
10'7" * 9'1" (3.25 * 2.77)

ENSUITE
6'9" * 4'9" (2.06 * 1.47)

BEDROOM TWO
8'0" * 13'3" (2.46 * 4.06)

BATHROOM
7'5" * 5'8" (2.27 * 1.73)

GARAGE
18'0" * 8'2" (5.51 * 2.51)

COUNCIL TAX BAND C

TENURE- LEASE HOLD
LEASE INFORMATION

Remainder of a 155 year lease from 1st July 2004 (134 years remaining).
Maintenance/Service Charge £2165 per annum
Estate Management Charge - £457.83 per annum
Ground Rent: £200.00 per annum.

GARAGE LEASE
The remainder of a 999 year lease from 2004

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.

REMOVAL QUOTES

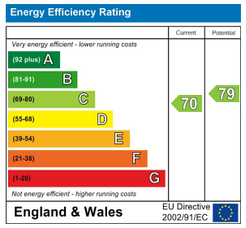
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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.
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.



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