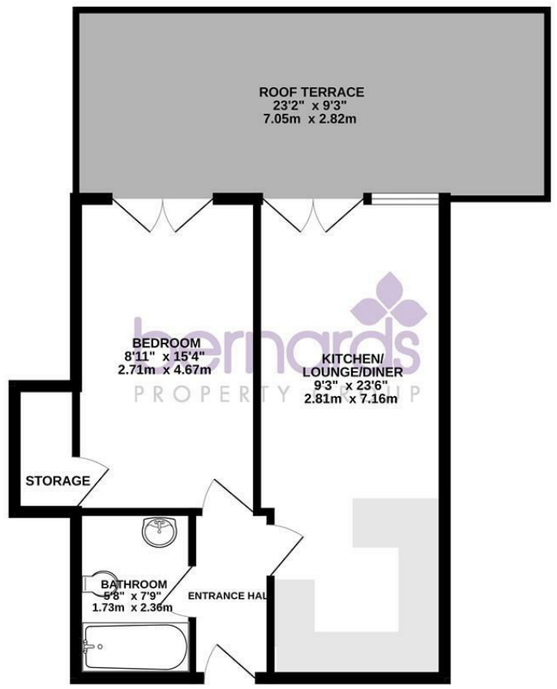
3RD FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 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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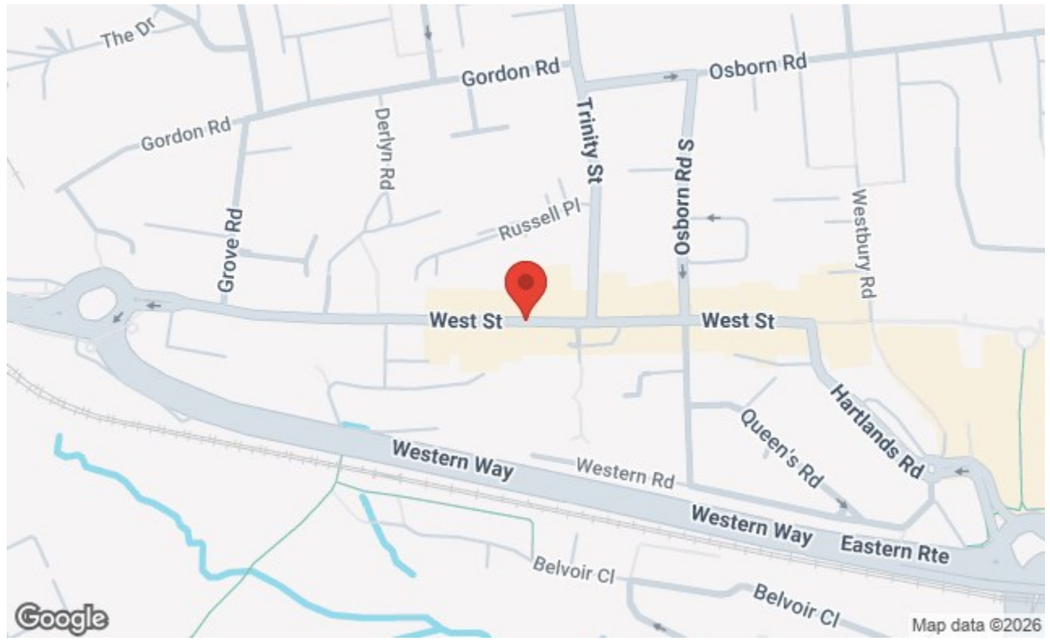


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Offers In Excess Of £140,000

West Street, Fareham PO16 0EG

bernards
THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- NO FORWARD CHAIN
- TOP FLOOR APARTMENT
- LARGE ROOF TERRACE
- OPEN PLAN LIVING
- FITTED KITCHEN
- BATHROOM
- ALLOCATED PARKING SPACE
- TOWN CENTER LOCATION
- IDEAL FIRST TIME BUYER PURCHASE
- LIFT

CHAIN FREE

Located in the heart of Fareham on West Street, this charming flat conversion offers a delightful living space perfect for individuals or couples seeking a convenient lifestyle. Spanning 443 square feet, the property features a well-appointed reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests.

The flat comprises one comfortable bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring both functionality and comfort. This property is particularly appealing as it comes with the added benefit of a large roof terrace and being sold with no forward chain, allowing for a smooth and hassle-free purchase process.

For those with a vehicle, the property includes parking for one vehicle, a valuable asset in this bustling area. The location is superb, with easy access to local amenities, shops, and transport links, making it an excellent choice for those who appreciate both convenience and community.

This flat conversion presents a wonderful opportunity to own a piece of Fareham, combining modern living with the charm of a well-established area. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

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

PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
9'2" * 23'5" (2.81 * 7.16)

BEDROOM
8'10" * 15'3" (2.71 * 4.67)

BATHROOM
5'8" * 7'9" (1.73 * 2.38)

ROOF TERRACE
23'1" * 9'3" (7.05 * 2.82)

COUNCIL TAX BAND A

TENURE
Leasehold
104 Remainder of 125 year lease from 29th June 2004.
Maintenance/service charge: £1,620 payable for the period 01/01/2025 - 31/12/2025. Includes buildings insurance and 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!

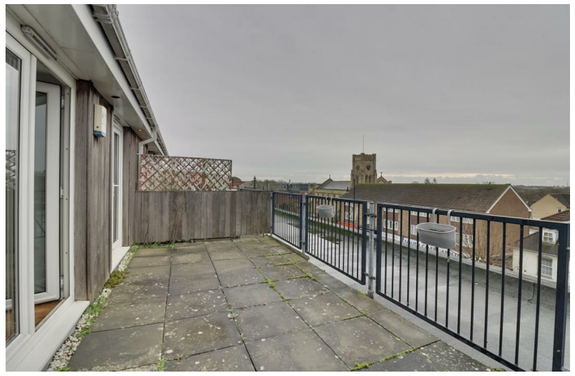
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented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

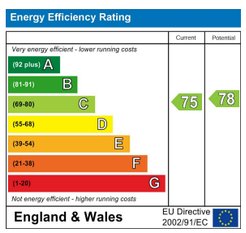
Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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.





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