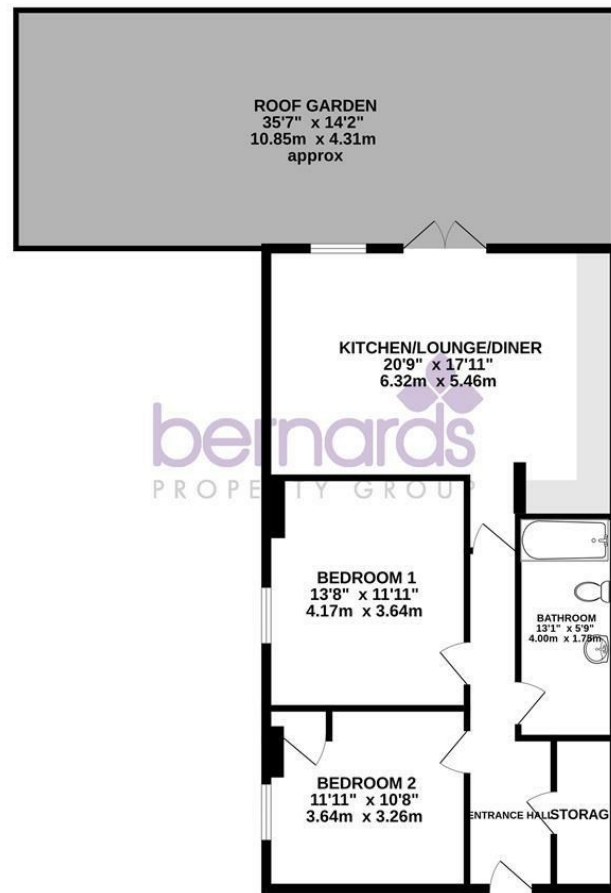
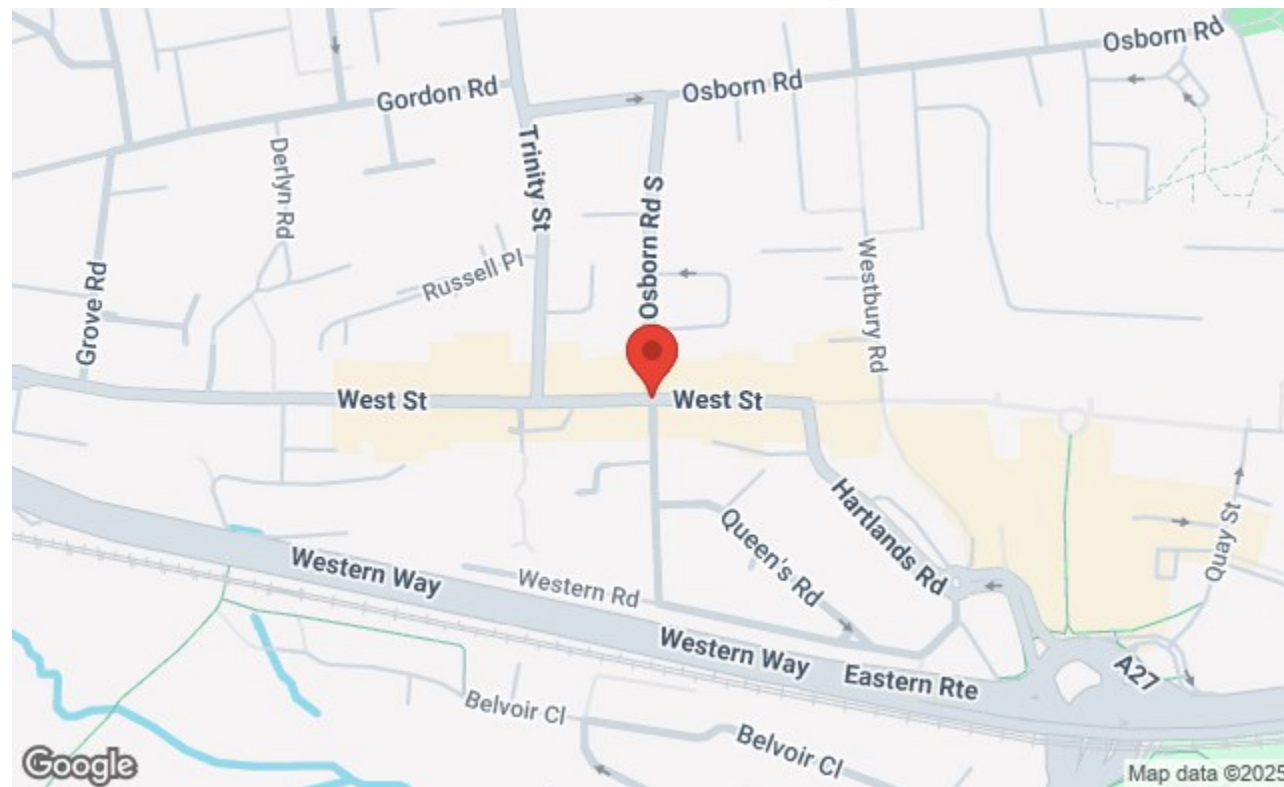


1ST FLOOR  
779 sq.ft. (72.4 sq.m.) approx.



TOTAL FLOOR AREA: 779 sq.ft. (72.4 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 £200,000

175-177 West Street, Fareham PO16 0EG



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ FIRST FLOOR APARTMENT
- ❖ HIGH STREET LOCATION
- ❖ ALLOCATED PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ BATHROOM
- ❖ OPEN PLAN LIVING SPACE
- ❖ LARGE BALCONY
- ❖ GREAT FIRST TIME PURCHASE OR INVESTMENT

NO FORWARD CHAIN – MODERN FIRST FLOOR APARTMENT IN FAREHAM HIGH STREET WITH ALLOCATED PARKING AND LARGE BALCONY

Located in the heart of Fareham High Street, this well-presented first floor apartment offers a fantastic opportunity for first-time buyers or investors alike.

Benefiting from no forward chain, this spacious property comprises two generous double bedrooms, a modern bathroom, and a bright

open-plan living space ideal for contemporary living.

A standout feature of this apartment is the large balcony, providing the perfect spot for relaxing or entertaining. Further benefits include allocated parking, ensuring convenience right in the town centre.

With shops, cafes, and local amenities on your doorstep, plus excellent transport links nearby, this apartment combines comfort and superb location in one attractive package.

Call today to arrange a viewing  
01329756500

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



# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINER

20'8" x 17'10" (6.32 x 5.46)

## BEDROOM ONE

13'8" x 11'11" (4.17 x 3.64)

## BEDROOM TWO

11'11" x 10'8" (3.64 x 3.26)

## BATHROOM

13'1" x 5'10" (4.00 x 1.78)

## ROOF GARDEN

35'7" x 14'1" (10.85 x 4.31)

## LEASEHOLD INFORMATION

Lease Length : 114 Years Remaining

Ground Rent : £0 P/A

Service Charge : £1848 P/A

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

## TENURE

Leasehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
68	70
EU Directive 2002/91/EC	
England & Wales	

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