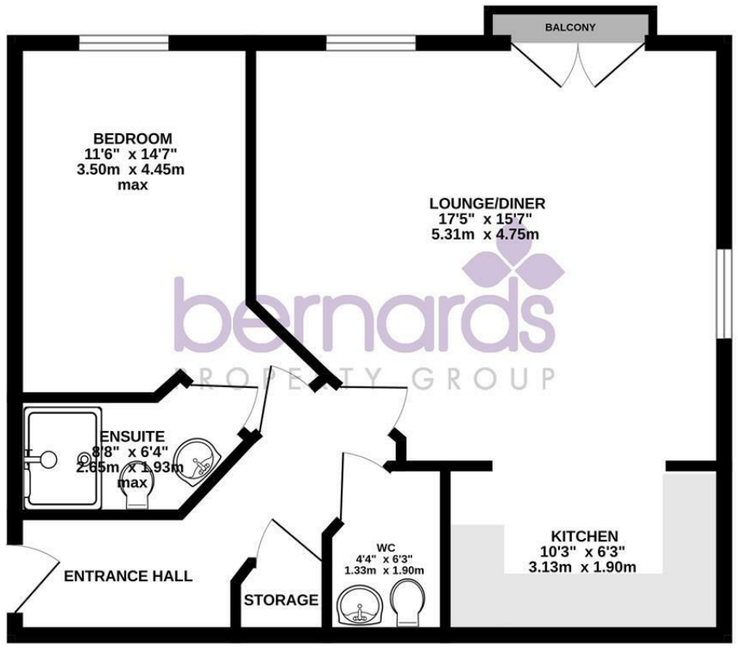
2ND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA : 569 sq.ft. (52.9 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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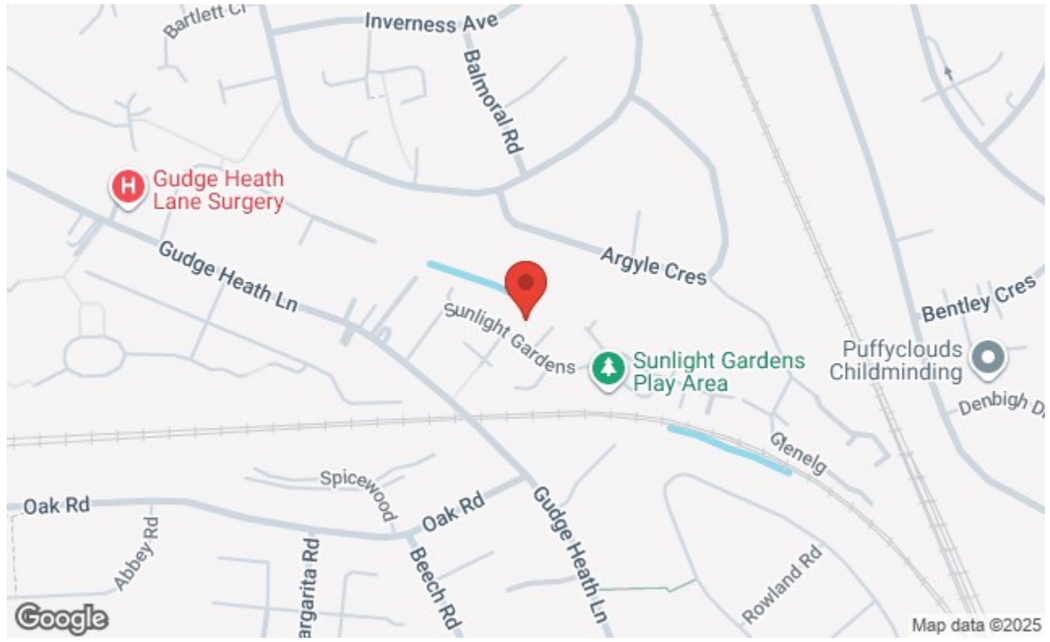


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Offers In Excess Of £160,000

Sunlight Gardens, Fareham PO15 6DG

bernards
THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- NO FORWARD CHAIN
- TOP FLOOR APARTMENT
- ONE BEDROOM
- ENSUITE AND W/C
- LARGE LOUNGE/DINER
- FITTED KITCHEN
- ALLOCATED PARKING
- IDEAL FIRST TIME BUYER PURCHASE
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- A MUST VIEW

Welcome to this charming one-bedroom flat located in the desirable Sunlight Gardens, Fareham. This purpose-built property offers a comfortable living space of 569 square feet, making it an ideal choice for first-time buyers or those seeking a convenient rental opportunity.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a spacious bedroom complete with an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a separate W/C, adding to the practicality of the layout.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in this bustling area. Furthermore, the flat is offered with no forward chain, allowing for a smooth and efficient purchase process.

Location is key, and this flat does not disappoint. It is within walking distance to Fareham train station, providing excellent transport links for commuters and easy access to nearby amenities. The surrounding area boasts a variety of shops, cafes, and parks, making it a delightful place to live.

In summary, this one-bedroom flat in Sunlight Gardens presents a fantastic opportunity for those looking for a modern and convenient home in Fareham. With its desirable features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

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

PROPERTY INFORMATION

LOUNGE/DINER
17'5" * 15'7" (5.31 * 4.75)

KITCHEN
10'3" * 6'2" (3.13 * 1.90)

BEDROOM
11'5" * 14'7" (3.50 * 4.45)

ENSUITE
8'8" * 6'3" (2.65 * 1.93)

W/C
4'4" * 6'2" (1.33 * 1.90)

COUNCIL TAX BAND A

TENURE
Leasehold

132years remaining on the lease
£125 ground rent
£1653.95 Service Charge

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!

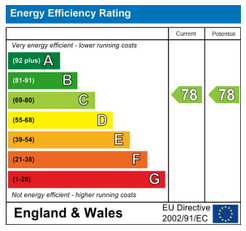
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented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