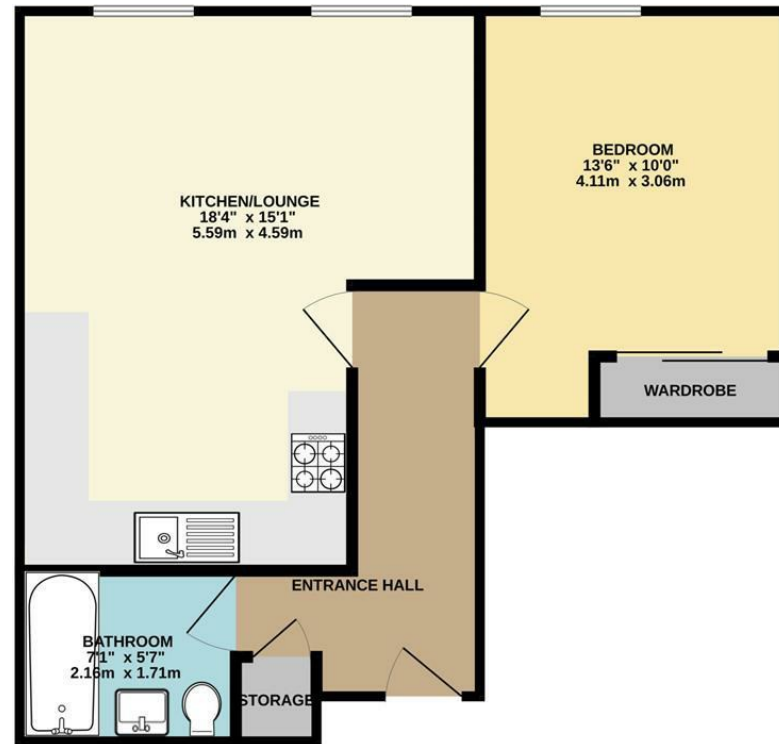
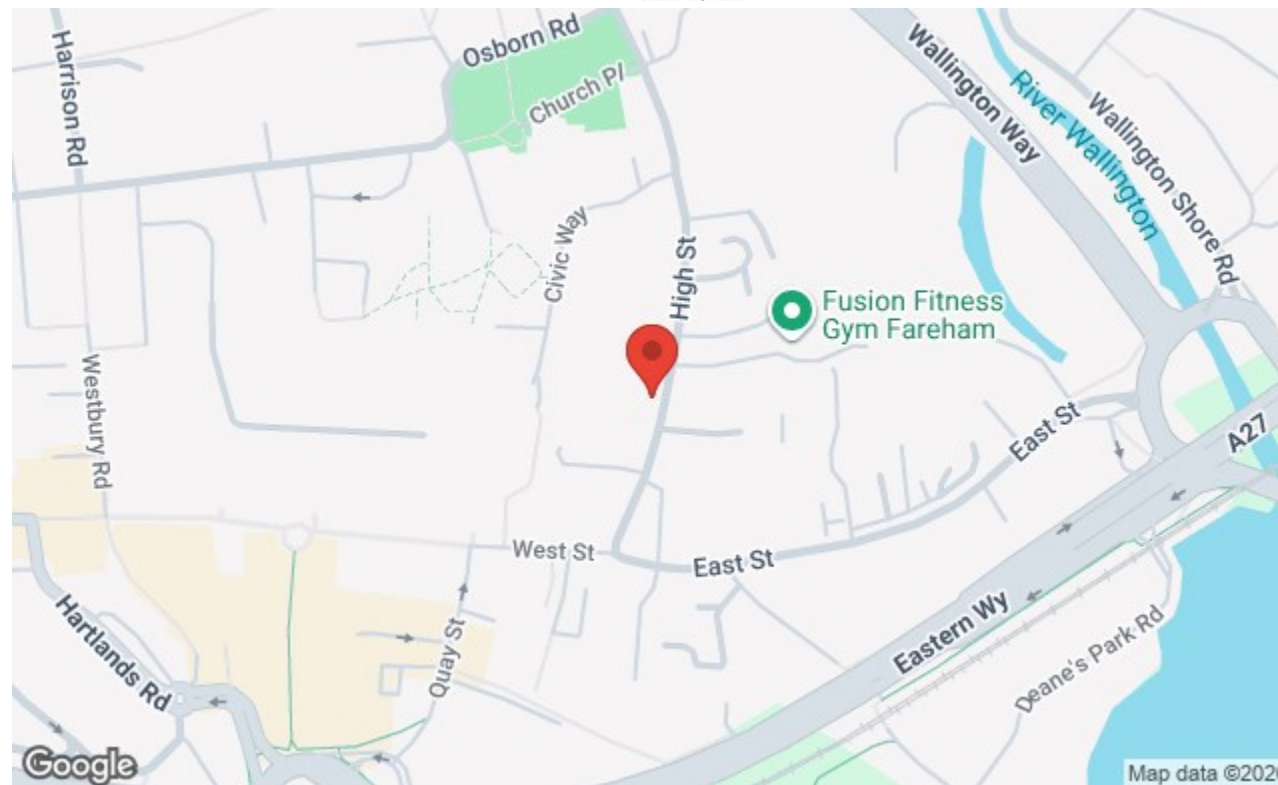


GROUND FLOOR  
488 sq.ft. (45.3 sq.m.) approx.



TOTAL FLOOR AREA: 488 sq.ft. (45.3 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.  
Made with Metropix ©2023



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



Guide Price £160,000

High Street, Fareham PO16 7BQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUNNING ONE BED FLAT
- ❖ ALLOCATED PARKING & VISITORS BAYS
- ❖ SASH WINDOWS
- ❖ INTERGRATED WHITE GOODS
- ❖ MODERN FITTED BATHROOM
- ❖ BUILT IN WARDROBES
- ❖ MINUTES FROM FAREHAM HIGH STREET
- ❖ LOWER LEVEL FLAT
- ❖ NO ONWARD CHAIN

Bernards are delighted to bring to the sales market this one bedroom open plan apartment.

Altavia House is a fine detached brick built period styled property perfectly located on Fareham's prestigious and historic High Street. The property was converted 10 years ago and has undergone a thorough and very carefully considered conversion to form a number of prestigious apartments. This particular apartment consists of 1 double bedroom, an open plan Kitchen/Living room and a

modern fitted bathroom with shower over bath. This apartment has the added bonus of allocated parking and gas central heating making it a fantastic opportunity to own something unique.

The combination of high ceilings and large Georgian styled windows which flood the generously proportioned rooms with natural light have enabled the architects and developers to create homes of a quality rarely seen in this day and age.

Call today to arrange a viewing  
01329756500

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





# PROPERTY INFORMATION

## LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,000PCM. This would provide a 7.27% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email [fareham@bernardsea.co.uk](mailto:fareham@bernardsea.co.uk).

## 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.

## 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. Bernard's 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.

## 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

## 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!

## ANTI-MONEY LAUNDERING (AML)

Bernard's 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

## COUNCIL TAX BAND B

TENURE  
Leasehold



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59
(39-54) E	59
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

