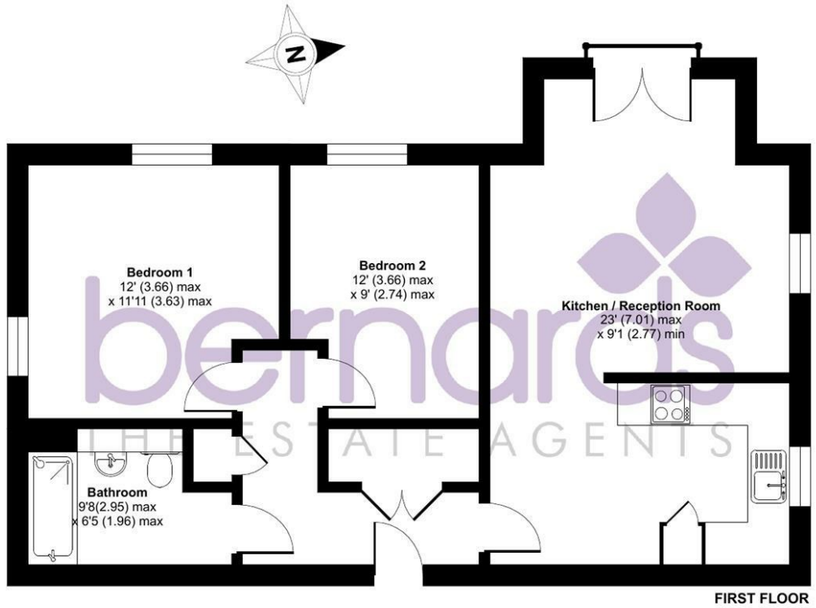
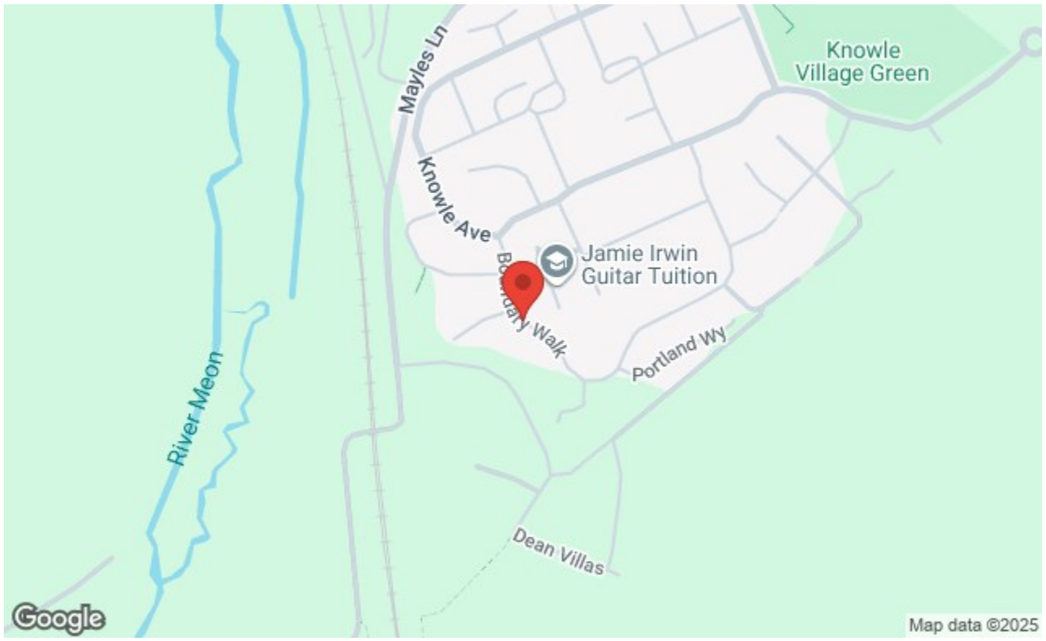
Boundary Walk, Knowle, Fareham, PO17

Approximate Area = 721 sq ft / 67 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1341791



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

FOR SALE

Guide Price £200,000

Boundary Walk, Fareham PO17 5GA

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HIGHLIGHTS

- PURPOSE BUILT APARTMENT
- FIRST FLOOR
- ALLOCATED PARKING SPACE
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- TWO BEDROOMS
- REQUESTED LOCATION
- COMMUNAL BIKE SHED
- A MUST VIEW

Aldford House located on Boundary Walk, Knowle, Fareham, this delightful purpose-built flat offers a perfect opportunity for first-time buyers seeking a comfortable and convenient home. Spanning an impressive 721 square feet, the property features a well-proportioned reception room that provides a welcoming space for relaxation and entertaining.

The flat comprises two inviting bedrooms, ideal for accommodating guests or creating a peaceful retreat for yourself. The bathroom is thoughtfully designed, ensuring both functionality and comfort.

One of the notable advantages of this property is the allocated parking space for one vehicle, a valuable asset in today's busy world.

With its appealing layout and prime location, this flat is not only a wonderful place to live but also an excellent investment for those looking to step onto the property ladder. Don't miss the chance to make this charming flat your new home.

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

PROPERTY INFORMATION

KITCHEN/RECEPTION ROOM
22'11" * 9'1" (7.01 * 2.77)

BEDROOM ONE
12'0" * 11'0" (3.66 * 3.36)

BEDROOM TWO
12'0" * 8'11" (3.66 * 2.74)

BATHROOM
9'8" * 6'5" (2.95 * 1.96)

COUNCIL TAX BAND C

TENURE
Leasehold

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

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.

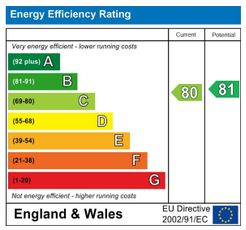
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

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!

LEASE INFORMATION
- Service charge is currently £210 per month. This includes upkeep and maintenance of the Knowle Village area
- 109 years left on lease.

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.



Scan here to see all our properties for sale and rent

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