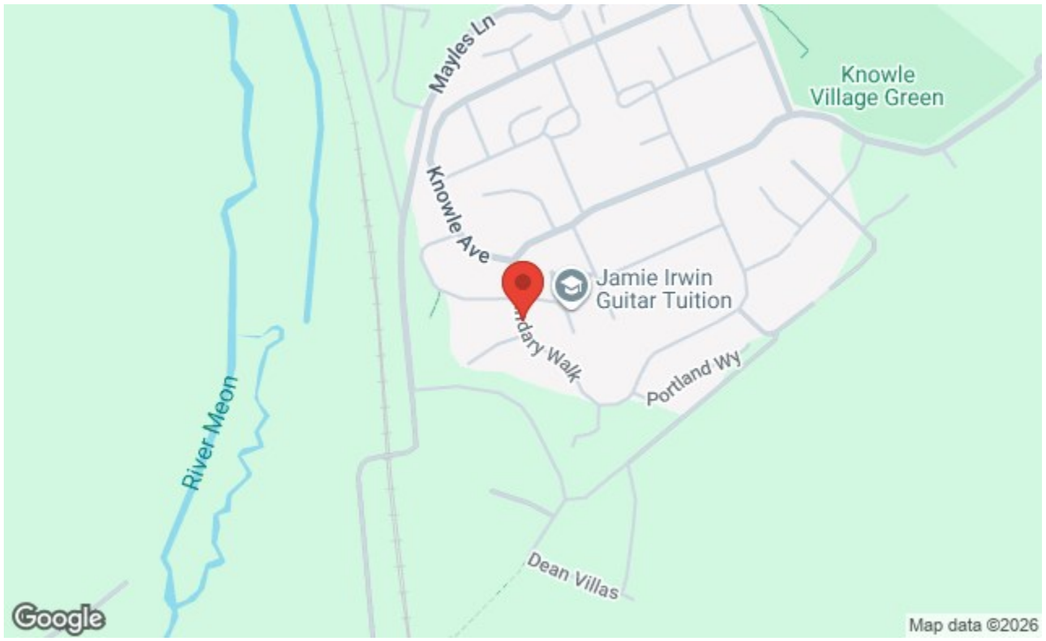
Aldford House, Boundary Walk, Knowle, Fareham, PO17

Approximate Area = 679 sq ft / 63 sq m

For identification only - Not to scale

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1396429



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

FOR SALE

Guide Price £185,000

Boundary Walk, Fareham PO17 5GA

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- NO FORWARD CHAIN
- TOP FLOOR APARTMENT
- OPEN PLAN LIVING
- COMMUNAL BIKE SHED
- REQUESTED KNOWLE LOCATION
- A MUST VIEW
- UTILITY ROOM
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN AND BATHROOM

Welcome to Aldford House, a charming purpose-built flat located on Boundary Walk in the desirable area of Knowle, Fareham. This delightful property offers a comfortable living space, perfect for individuals or couples seeking a modern home.

Spanning an impressive 679 square feet, the flat features a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for both relaxation and entertaining. With two bedrooms the apartment has been designed to maximise space and comfort, ensuring a peaceful retreat at the end of the day. The bathroom is conveniently located, offering all the necessary amenities for your daily routine.

One of the standout features of this property is the allocated parking space for one vehicle, a valuable asset in today's busy world. Residents will appreciate the ease of access and the convenience that comes with having a dedicated parking spot.

Situated in the tranquil surroundings of Knowle, this flat is well-positioned to enjoy the local amenities and transport links that Fareham has to offer. Whether you are looking to explore the nearby countryside or take advantage of the vibrant town centre, this location provides the perfect balance of peace and accessibility.

In summary, Aldford House presents an excellent opportunity for those seeking a modern flat in a sought-after area. With its spacious layout, convenient parking, and prime location, this property is sure to appeal to a wide range of buyers or renters. 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

LIVING ROOM
13'0" * 10'1" (3.97 * 3.09)

KITCHEN/DINER
15'0" * 8'2" (4.58 * 2.50)

UTILITY ROOM
4'11" * 3'4" (1.5 * 1.04)

BEDROOM ONE
14'11" * 8'11" (4.55 * 2.73)

BEDROOM TWO
11'6" * 8'2" (3.53 * 2.51)

BATHROOM
7'2" * 6'3" (2.19 * 1.92)

COUNCIL TAX BAND C

TENURE
Lease hold
• 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.

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!

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.
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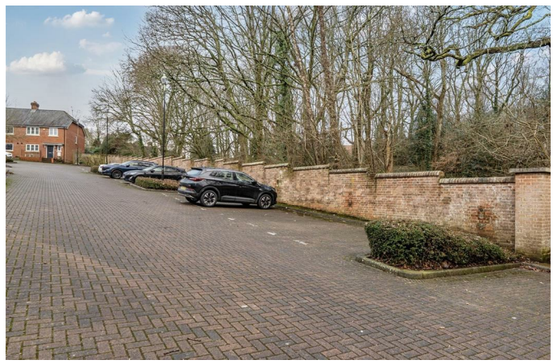

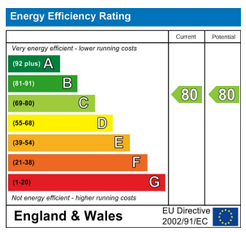

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