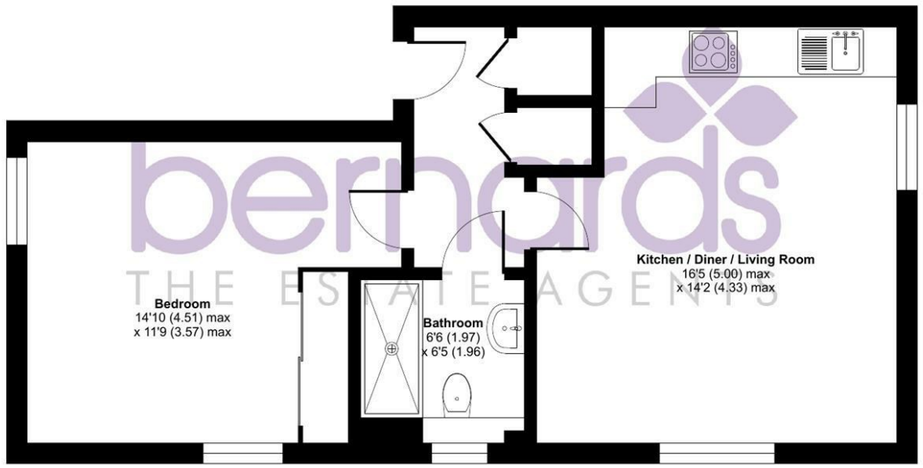
# Bickleigh House, Knowle Avenue, Knowle, Fareham, PO17

Approximate Area = 494 sq ft / 45.8 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: 1356381

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

FOR SALE

## Price £175,000

Knowle Avenue, Fareham PO17 5FT

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## HIGHLIGHTS

- NO ONWARD CHAIN
- FIRST-FLOOR APARTMENT
- KNOWLE VILLAGE
- OPEN-PLAN LIVING SPACE
- MODERN FITTED KITCHEN & BATHROOM
- LARGE DOUBLE BEDROOM
- SASH WINDOWS
- SECURE COMMUNAL ENTRANCE
- ALLOCATED PARKING

Set within the ever-popular Knowle Village, this beautifully presented first-floor apartment combines the charm of a countryside setting with excellent access to the vibrant nearby centres of Fareham and Wickham.

Positioned away from the road, the property is approached via a pretty communal pathway, edged with mature hedging, and benefits from a secure shared entrance.

The apartment itself is introduced by a welcoming hallway with fitted storage cupboards, providing a practical space for coats and shoes. From here, all principal rooms are easily accessible. The heart of the home is the bright and airy open-plan living and dining space, enhanced by a large window that floods the room with natural light. The kitchen is thoughtfully integrated within this area, creating a sociable and functional layout.

The generous double bedroom enjoys excellent natural light from two large windows, while the bathroom is finished in a contemporary way, offering a fresh and well-maintained feel.

Further benefits include allocated parking, ensuring convenience for residents. Importantly, the property is offered with no onward chain, allowing for a smooth and straightforward purchase.

This delightful apartment has been lovingly cared for and is presented in excellent condition throughout, making it a superb opportunity for first-time buyers, downsizers or investors alike.

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

# PROPERTY INFORMATION

## LEASE INFORMATION
Lease length 979
Ground Rent £150
Service Charge £2,200

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.

## COUNCIL TAX BAND B

## 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.

## 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.

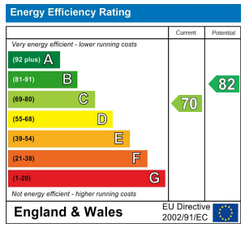
## BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and 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!

## 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

## 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.

## TENURE
Leasehold

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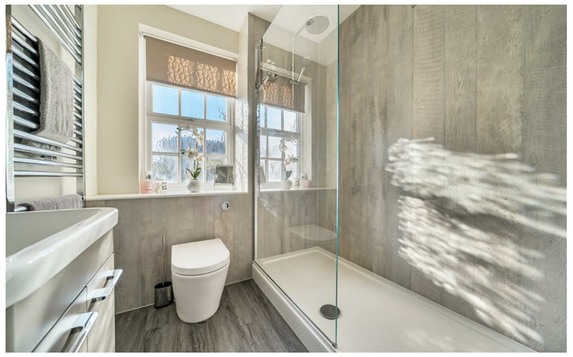

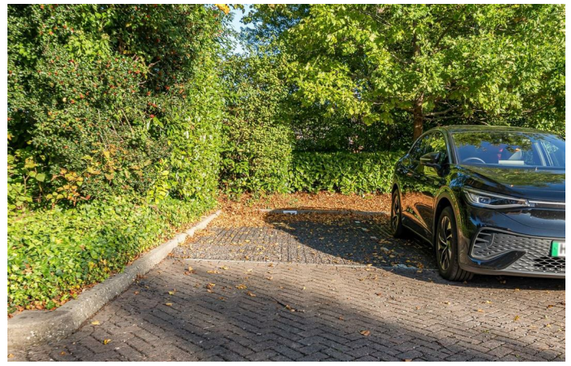

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