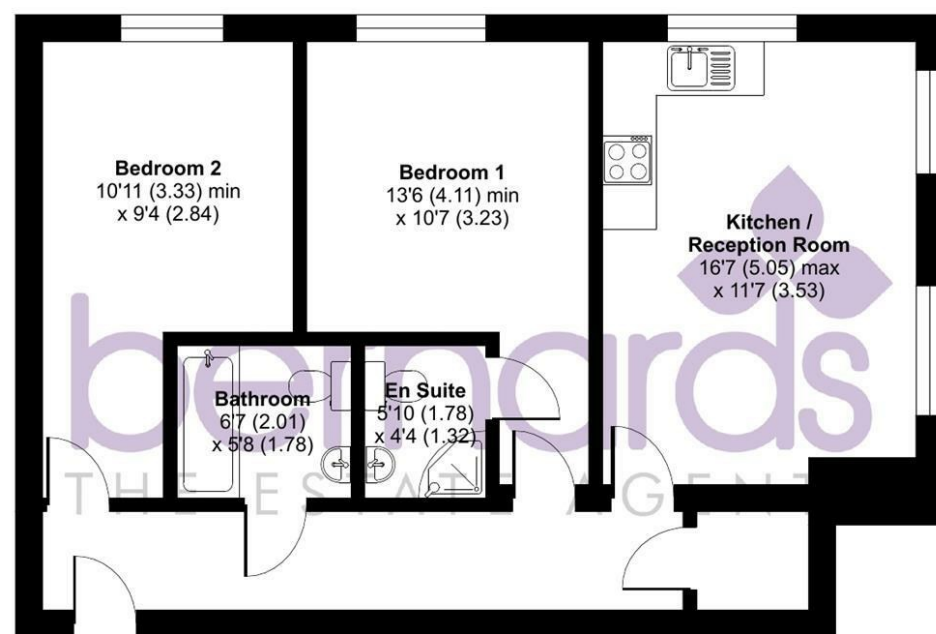




Wickham Road, Fareham, PO16

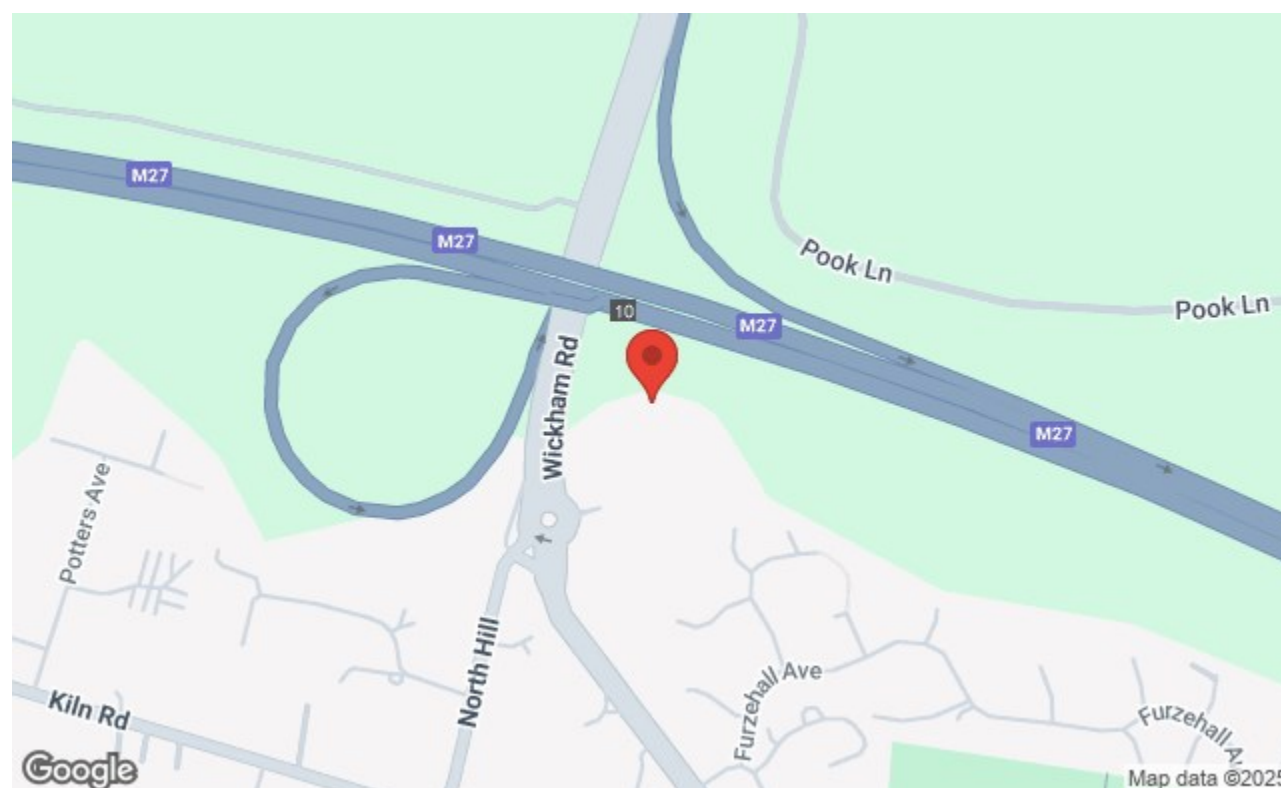
Approximate Area = 669 sq ft / 62.2 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1261128



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



Guide Price £200,000

Wickham road, Fareham PO16 7FP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- MODERN LUXURY FIRST FLOOR APARTMENT
- CONTEMPORARY FITTED KITCHEN
- ALLOCTAED OFF ROAD PARKING
- STUNNING BATHROOM
- FANTASTIC CENTRAL LOCATION
- TWO DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- DOUBLE GLAZING
- IDEAL FIRST TIME BUYER PURCHASE
- A MUST VIEW

Nestled on Wickham Road in Fareham, this modern purpose-built flat offers a delightful living experience. Spanning an impressive 669 square feet, the property features two well-proportioned bedrooms, including a master suite complete with an en-suite bathroom for added convenience and privacy.

The open-plan living area is designed to maximise space and light, creating a welcoming atmosphere perfect for both relaxation and entertaining. The layout seamlessly connects the living room to the kitchen, making it an ideal setting for social gatherings or quiet evenings at home.

Situated on the first floor, this flat benefits from a communal garden, providing a lovely outdoor space for residents to enjoy. The property, built in 2017, boasts contemporary finishes and modern amenities, ensuring a comfortable lifestyle for its occupants.

With its prime location in Fareham, residents will find themselves within easy reach of local shops, schools, and transport links, making it a convenient choice for both families and professionals alike. This flat is a perfect blend of modern living and community spirit, offering a wonderful opportunity for those seeking a new home.

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



PROPERTY INFORMATION

KITCHEN/RECEPTION
16'6" * 11'6" (5.05 * 3.53)

BEDROOM ONE
13'5" * 10'7" (4.11 * 3.23)

ENSUITE
5'10" * 4'3" (1.78 * 1.32)

BATHROOM
6'7" * 5'10" (2.01 * 1.78)

BEDROOM TWO
10'11" * 9'3" (3.33 * 2.84)

COUNCIL TAX BAND C

LEASEHOLD INFORMATION

Years remaining on the lease-
117 Years
Ground rent £250
Service Charge £1100

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 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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(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

