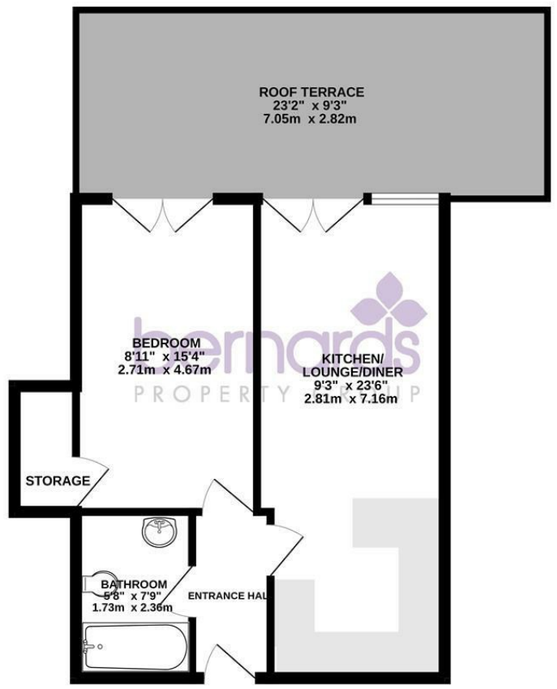
3RD FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 443 sq.ft. (41.2 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.
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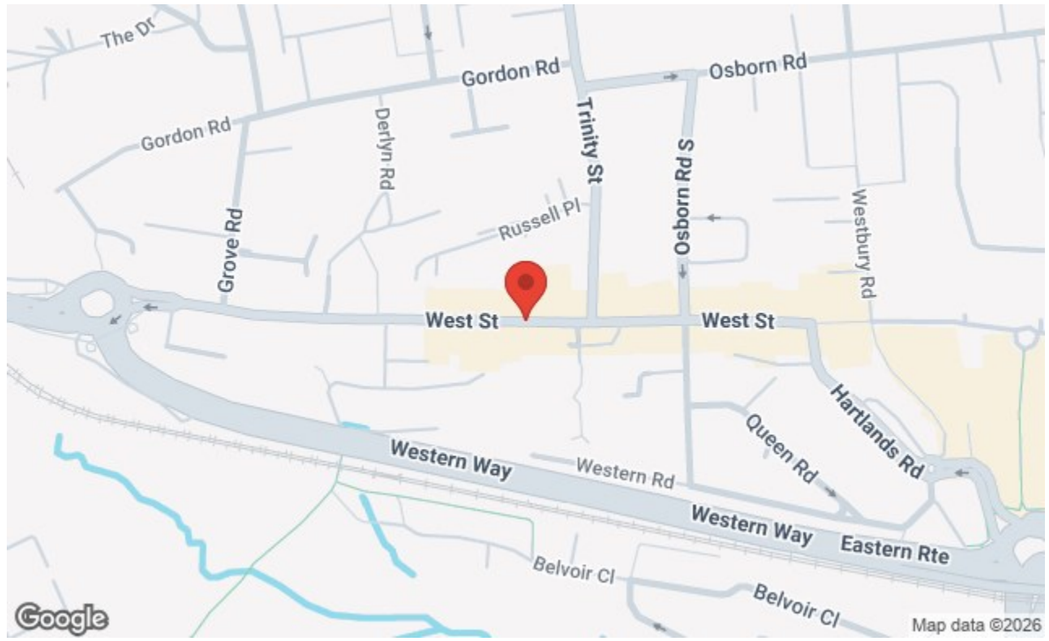

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1 1 1

HIGHLIGHTS

- NO ONWARD CHAIN - VACANT POSSESSION
- TOP FLOOR APARTMENT
- LARGE SOUTH-FACING ROOF TERRACE
- OPEN PLAN LIVING
- LIFT ACCESS TO ALL FLOORS
- TOWN CENTRE LOCATION
- ALLOCATED PARKING SPACE
- IDEAL FIRST TIME BUY OR INVESTMENT
- WALKING DISTANCE TO FAREHAM TRAIN STATION
- MODERN FITTED KITCHEN

FANTASTIC ONE BEDROOM TOP FLOOR APARTMENT, OFFERED WITH NO ONWARD CHAIN AND PERFECTLY POSITIONED IN THE HEART OF FAREHAM TOWN CENTRE.

Bernards are delighted to offer to the market this superb one bedroom top floor apartment, ideally situated within the heart of Fareham Town Centre and presented to the market with no onward chain.

Offering a fantastic blend of convenience, practicality and outdoor space, the property is perfectly suited to first-time buyers, downsizers, commuters and investors alike. Internally, the apartment provides a bright and spacious open-plan kitchen, dining and living area, creating a sociable environment for everyday living. The fitted kitchen offers ample storage and workspace, whilst the generous double bedroom and modern bathroom complete the accommodation.

A real highlight of this proper is the impressive south-facing roof terrace, measuring an impressive 23'1" x 9'3", a rare feature for an apartment of this size and an ideal space for relaxing, entertaining guests or enjoying the sunshine throughout the day.

Further benefits include secure intercom entry, lift access to all floors, electric heating, allocated parking to the rear of the building, locked bike storage and private bin storage.

The location is superb, with Fareham's extensive range of shops, cafés, restaurants and leisure facilities all on your doorstep. Fareham's mainline railway station is also within easy walking distance, providing excellent transport links to Portsmouth, Southampton and London.

Properties offering this combination of outside space, parking, lift access and town centre convenience are rarely available, making this an opportunity not to be missed.

Useful Additional Information:

TENURE: Leasehold
LEASE REMAINING: Approximately 103 Years Remaining
SERVICE CHARGE: £1,620 Per Annum (Including Buildings Insurance & Ground Rent)
COUNCIL TAX BAND: A
EPC RATING: C

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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
9'2" * 23'5" (2.81 * 7.16)

BEDROOM
8'10" * 15'3" (2.71 * 4.67)

BATHROOM
5'8" * 7'9" (1.73 * 2.38)

ROOF TERRACE
23'1" * 9'3" (7.05 * 2.82)

COUNCIL TAX BAND A

TENURE
Leasehold
104 Remainder of 125 year lease from 29th June 2004.
Maintenance/service charge: £1,620 payable for the period 01/01/2025 - 31/12/2025. Includes buildings insurance and ground rent.

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!

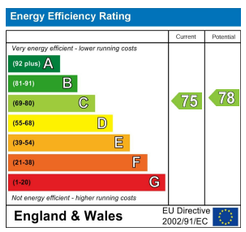
OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented 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.

REMOVALS 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

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.
Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



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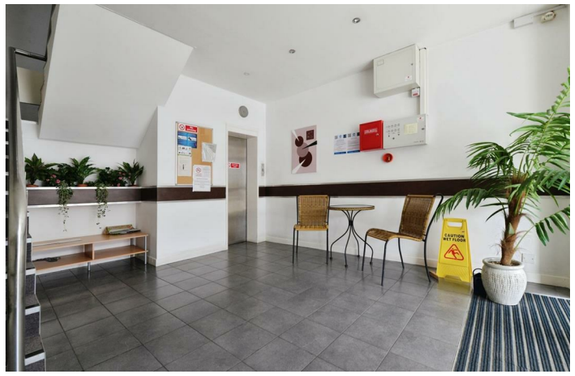

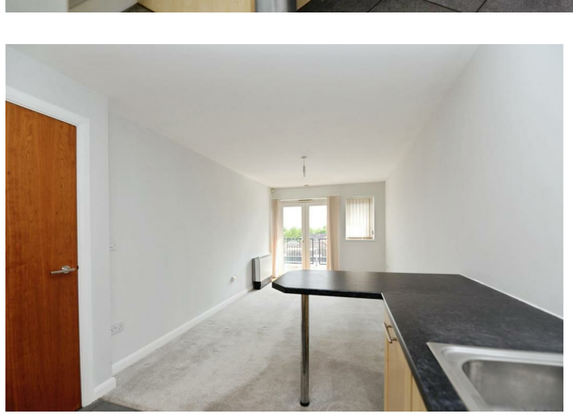

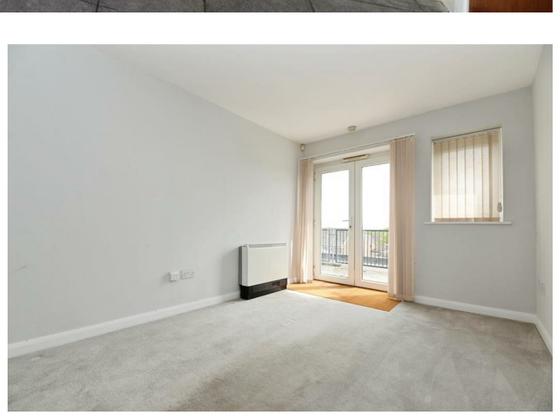

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