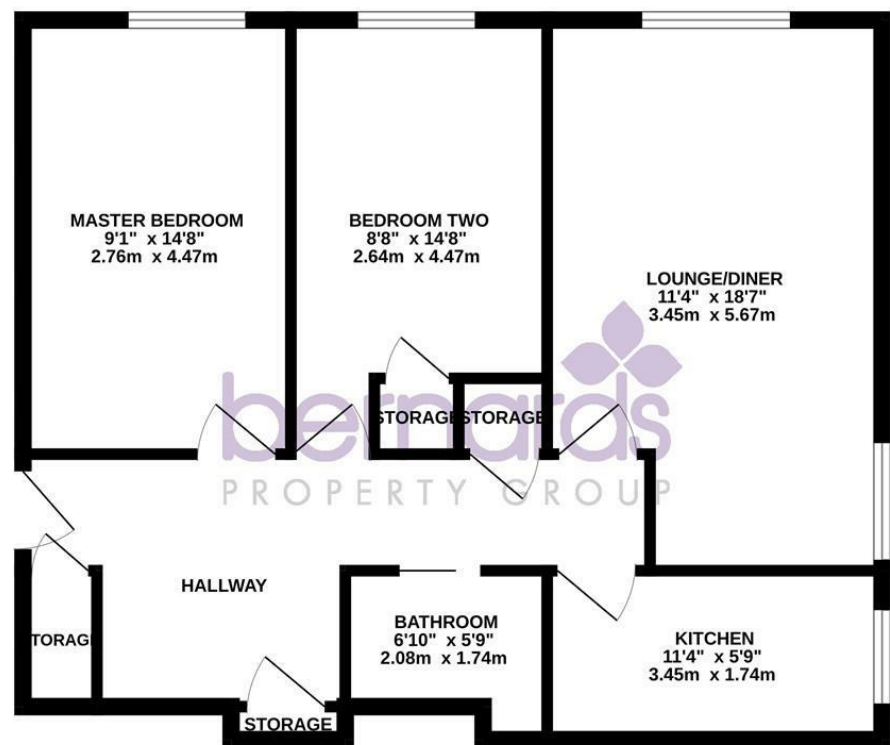


GROUND FLOOR  
693 sq.ft. (64.4 sq.m.) approx.



TOTAL FLOOR AREA: 693 sq ft. (64.4 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Mergo 11/2016



Price Guide £90,000

Bishopsfield Road, Fareham PO14 1LN



## HIGHLIGHTS

- STARTING BID OF £90,000
- BEING SOLD VIA MODERN METHOD OF AUCTION
- ALLOCATED PARKING SPACE
- TWO BEDROOM FOURTH FLOOR APARTMENT
- EXCELLENT ACCESS TO FAREHAM TOWN CENTRE
- SECURE ENTRY SYSTEM
- LEASEHOLD WITH 72 YEARS REMAINING
- MONTHLY SERVICE CHARGE £226 PER MONTH
- LIFT ACCESS TO EACH FLOOR
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE

TWO BEDROOM FOURTH FLOOR APARTMENT | ALLOCATED PARKING | MODERN AUCTION | IDEAL FIRST TIME BUY OR INVESTMENT

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000.

This property will be legally prepared, enabling any interested buyer to secure the property immediately once their bid has been accepted, providing a transparent process that offers speed, security and certainty for all parties.

Bernards are delighted to welcome to the market this well-presented two-bedroom fourth floor apartment, situated within the popular Mitre Court development in Fareham and offered for sale via Secure Sale Online Auction with a starting bid of £90,000.

Positioned in a convenient location close to Fareham Town Centre, local amenities and excellent transport links, this property presents an excellent opportunity for first-time buyers, downsizers and investors alike.

The accommodation comprises a welcoming entrance hall with useful storage cupboard and utility area, two well-proportioned bedrooms, a modern refitted bathroom and a bright, spacious living area providing ample space for both seating and dining. The kitchen is well-appointed and neatly presented, perfectly complementing the property's modern feel throughout.

Further benefits include allocated parking, secure entry access and lift to each floor.

Whether you are looking to take your first step onto the property ladder or add to your investment portfolio, this fantastic apartment offers excellent value in a sought-after Fareham location.

Useful Additional Information

- Lease Length: Approx. 72 Years Remaining
- Service Charge: Approx. £2712 Per Annum (£226 Monthly)
- Ground Rent: No Charge for Ground Rent

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



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



# PROPERTY INFORMATION

## ENTRANCE HALL

**LOUNGE**  
18'0" x 11'5" (5.49 x 3.48)

**KITCHEN**  
5'8" x 11'3" (1.73 x 3.43)

**BEDROOM 1**  
14'9" x 8'11" (4.50 x 2.72)

**BEDROOM 2**  
14'9" x 8'11" (4.52 x 2.72)

## BATHROOM

**PARKING**  
**COUNCIL TAX BAND A**  
BAND A

**AUCTIONEERS ADDITIONAL COMMENTS**  
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**Auctioneers Additional Comments**  
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is

also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

## 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!

## SOLICITORS

Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## 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.

## 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.

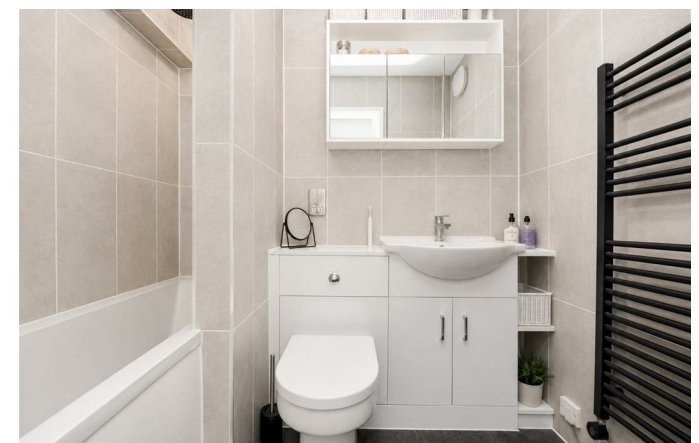
Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details. Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.

## 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.

**TENURE**  
Leasehold



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent



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

