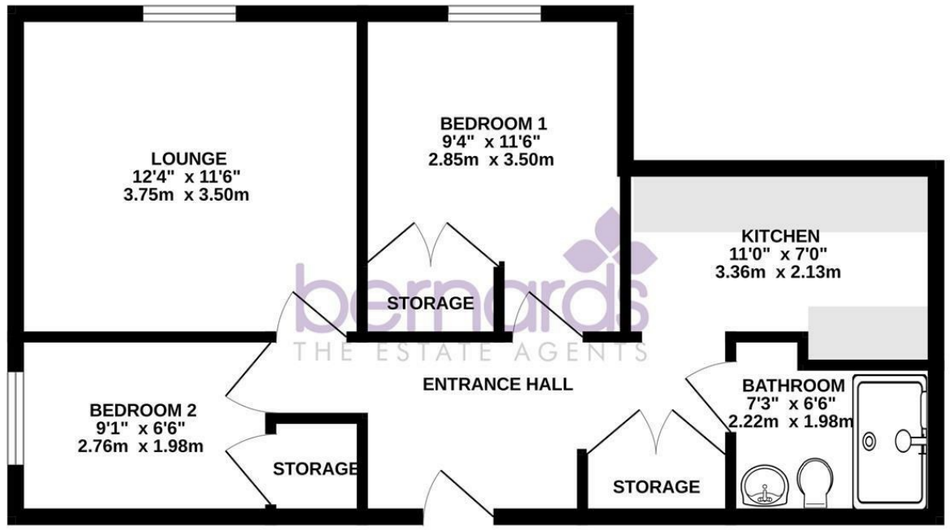
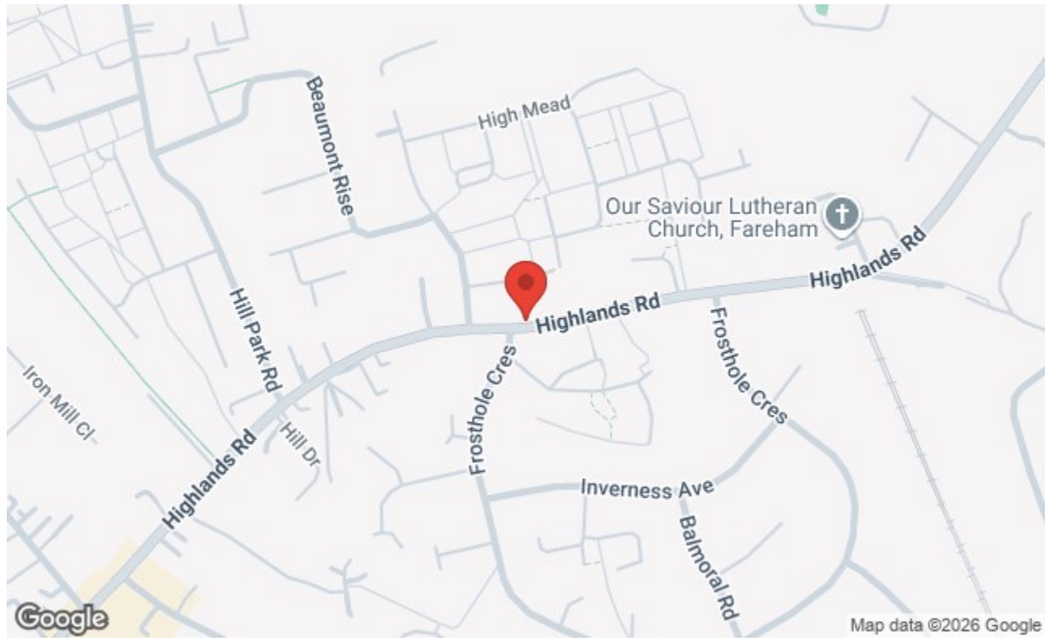
1ST FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

Asking Price £145,000

Highlands Road, Fareham PO15 6HL

bernards THE ESTATE AGENTS



2 | 1 | 1

HIGHLIGHTS

- A WELL PRESENTED RETIREMENT APARTMENT
- PLESANT VIEWS OVER COMMUNAL GROUNDS
- MODERN FITTED KITCHEN
- TWO DOUBLE BEDROOMS
- COMMUNAL RESIDENTS LOUNGE AND GUEST SUITE
- HOUSE MANAGER ON SITE
- RESIDENTS PARKING
- WITHIN WALKING DISTANCE TO THE LOCAL SHOPS

Situated within a welcoming retirement development, this beautifully maintained first-floor apartment enjoys a convenient location within walking distance of local shops and community facilities. Positioned in the rear block, the property benefits from a quieter setting, away from the main road.

Upon entering, you are welcomed by a spacious entrance hallway offering excellent storage facilities. The bright and spacious lounge/diner enjoys a pleasant outlook over the communal grounds and features an attractive fireplace, creating a lovely space to relax and entertain.

The well-appointed kitchen offers an extensive range of wall and base units, a fitted hob with extractor hood above, and an eye-level oven, together with space and plumbing for additional appliances.

Both bedrooms are well-proportioned and benefit from fitted wardrobes, while the accommodation is completed by a shower room.

Residents can also enjoy a range of communal facilities, including a welcoming residents' lounge, ideal for socialising and meeting neighbours, a guest suite available upon request, and the added reassurance of an on-site house manager. Unallocated parking is also available.

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

PROPERTY INFORMATION

COMMUNAL LOUNGE

ENTRANCE HALL

LOUNGE
12'3" x 11'5" (3.75 x 3.50)

BEDROOM ONE
9'4" x 11'5" (2.85 x 3.50)

BEDROOM TWO
9'0" x 6'5" (2.76 x 1.98)

KITCHEN
11'0" x 6'11" (3.36 x 2.13)

BATHROOM
7'3" x 6'5" (2.22 x 1.98)

STORAGE

STORAGE

STORAGE

COMMUNAL GARDEN

RESIDENTS PARKING

ANTI - MONEY LAUNDERING
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.

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.

SOLICITORS
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, have the authority to make or give any representation or warranty whatsoever in relation to this property.

LEASE INFORMATION
Please contact the Agent.

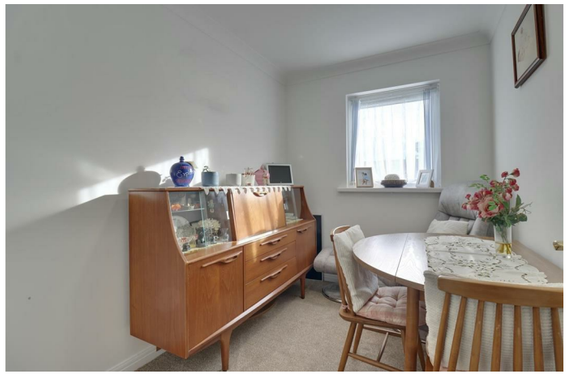








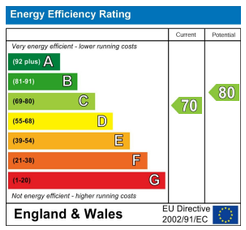












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