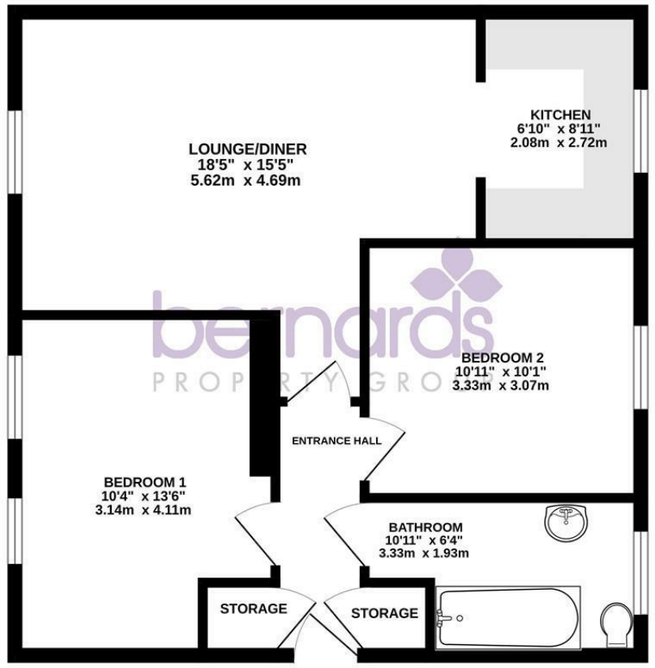
GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.




TOTAL FLOOR AREA : 625 sq.ft. (58.1 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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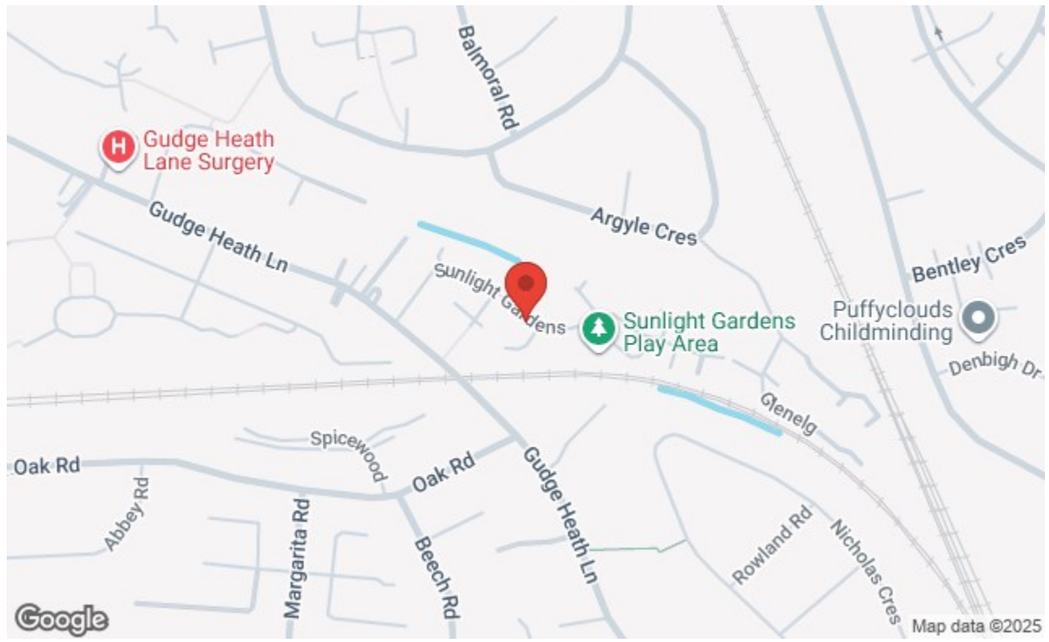



79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

# Offers In Excess Of £185,000

Sunlight Gardens, Fareham PO15 6DQ

bernards THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- GROUND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN BRAND NEW BATHROOM
- LOUNGE/DINER
- ALLOCATED PARKING
- WALKING DISTANCE TO THE TRAIN STATION
- IDEAL FIRST TIME BUYERS
- RECENTLY REFURBISHED, NEW CARPETS
- NO FORWARD CHAIN
- A MUST VIEW

***NO FORWARD CHAIN***
Welcome to this charming Ground floor apartment located in the desirable Sunlight Gardens, Fareham. This purpose-built flat boasts a spacious 630 sq ft of living space, perfect for those seeking a cosy yet modern home.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two lovely bedrooms, offering ample space for a small family, guests, or even a home office.

The flat also includes a well-maintained bathroom, ensuring convenience and comfort for the residents. Built in 2007, this property combines contemporary design with quality construction, providing a stylish and functional living space.

One of the standout features of this apartment is its proximity to the train station, making commuting a breeze for busy professionals or those who enjoy exploring the surrounding areas. Additionally, with parking available for one vehicle, convenience is truly at your doorstep.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this flat caters to a variety of needs. Don't miss out on the chance to own a piece of this vibrant community in Fareham.

Contact us today to arrange a viewing and envision the possibilities that this lovely flat has to offer.

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

# PROPERTY INFORMATION

**LOUNGE/DINER**
18'5" * 15'4" (5.62 * 4.69)

**KITCHEN**
8'11" * 6'9" (2.72 * 2.08)

**BEDROOM ONE**
13'5" * 10'3" (4.11 * 3.14)

**BEDROOM TWO**
10'11" * 10'0" (3.33 * 3.07)

**BATHROOM**
10'11" * 6'3" (3.33 * 1.93)

**COUNCIL TAX BAND B**

**TENURE**
Leasehold 131 years remaining

Ground rent £125 per year
Service Charge £1653.95 per year

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.

**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!

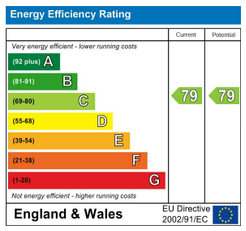
**OFFER CHECK PROCEDURE**
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and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

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




Scan here to see all our properties for sale and rent

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