

Offers In Excess Of £170,000

North Square, Fareham PO17 5FU



## HIGHLIGHTS

- NO FORWARD CHAIN
- ONE BEDROOM APARTMENT
- TOP FLOOR
- OPEN PLAN LIVING
- ALLOCATED PARKING
- KNOWLE VILLAGE LOCATION
- BEAUTIFULLY PRESENTED
- IDEAL FIRST TIME BUYER PURCHASE
- IDEAL INVESTMENT PROPERTY
- A MUST VIEW

North Square of Knowle, Fareham, this delightful top floor flat offers a perfect blend of modern living and convenience. Built in 2004, this purpose-built apartment spans an inviting 445 square feet, making it an ideal choice for individuals or couples seeking a comfortable home.

Upon entering, you are greeted by an open plan living area that seamlessly combines the reception space with the kitchen, creating a warm and welcoming atmosphere. This layout is perfect for entertaining guests or simply enjoying a quiet evening at home. The flat features one well-proportioned bedroom, providing a peaceful retreat, along with a contemporary bathroom that meets all your needs.

One of the standout features of this property is the availability of parking for one vehicle, a valuable

asset in this desirable location. Additionally, the absence of a forward chain ensures a smooth and straightforward purchasing process, allowing you to settle into your new home without delay.

The flat's location in Knowle offers a tranquil environment while still being conveniently close to local amenities and transport links. Whether you are looking to explore the picturesque surroundings or enjoy the vibrant community, this property is perfectly situated to cater to your lifestyle.

In summary, this top floor flat in North Square is a fantastic opportunity for those seeking a modern, low-maintenance home in a sought-after area. With its open plan living, parking, and no forward chain, it is not to be missed.

Call today to arrange a viewing  
01329756500  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINER

15'0" \* 17'5" (4.58 \* 5.32)

## BEDROOM

11'5" \* 9'10" (3.50 \* 3.01)

## BATHROOM

6'0" \* 6'7" (1.83 \* 2.01)

## Council Tax Band B

## Tenure Leasehold

102 years remaining on the lease

£150 per annum Ground Rent

£1500 per annum Service Charge

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.

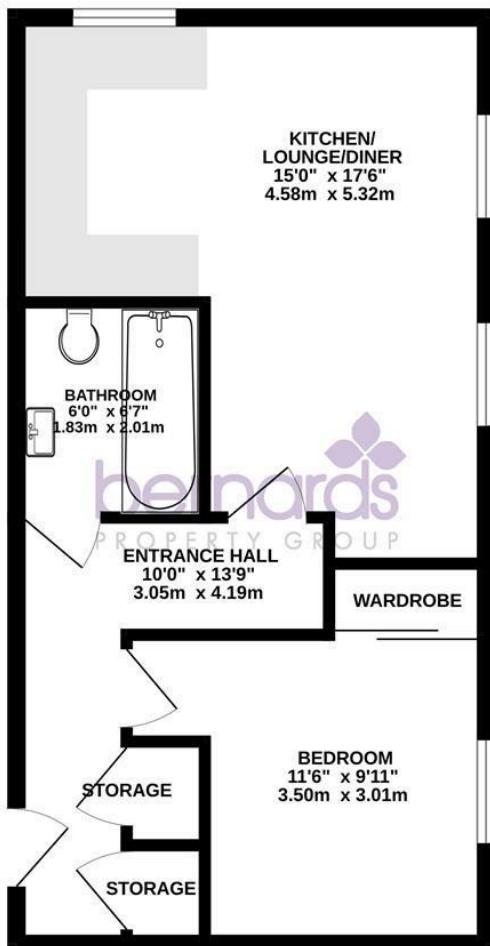


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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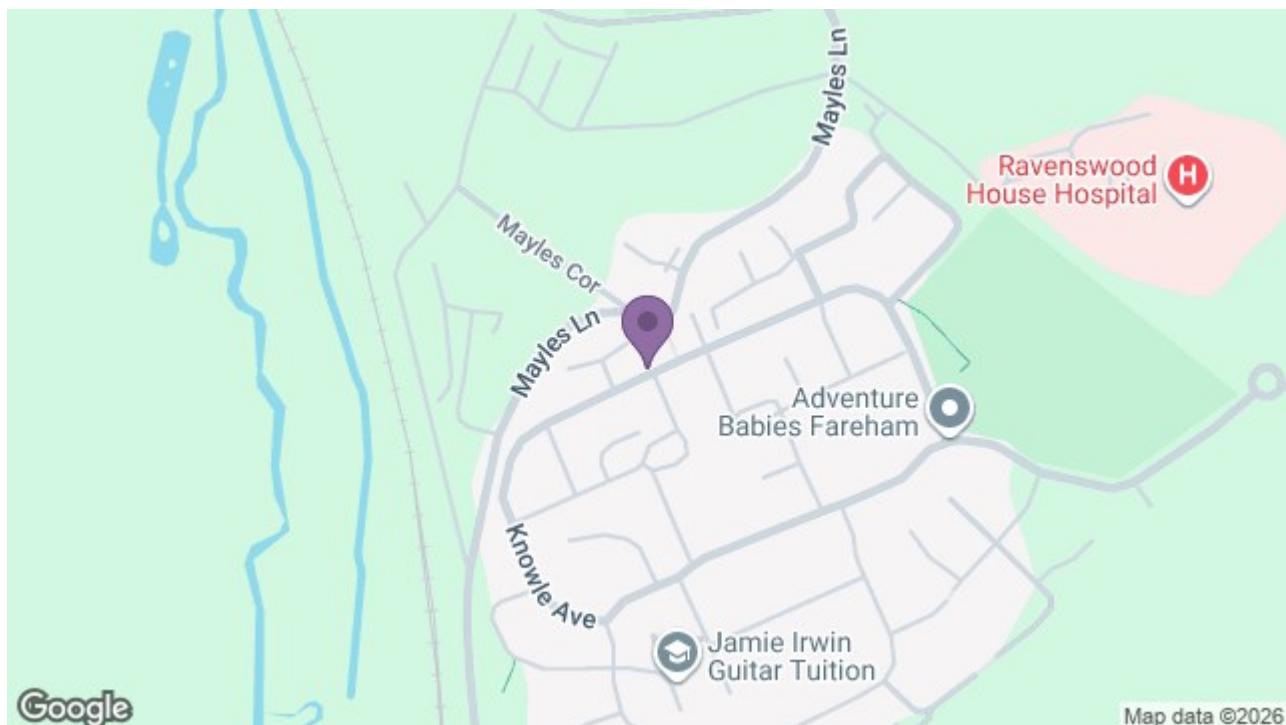


1ST FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 445 sq.ft. (41.3 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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