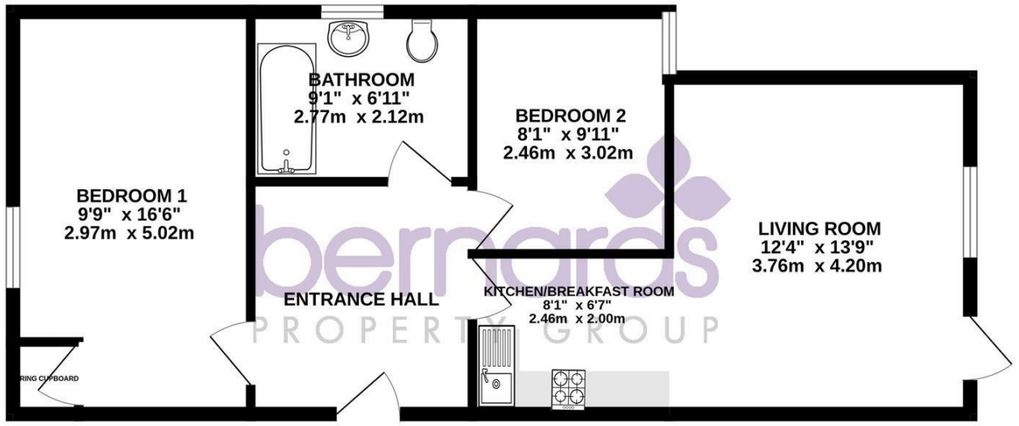
GROUND FLOOR
613 sq.ft. (57.0 sq.m.) approx.




TOTAL FLOOR AREA : 613 sq.ft. (57.0 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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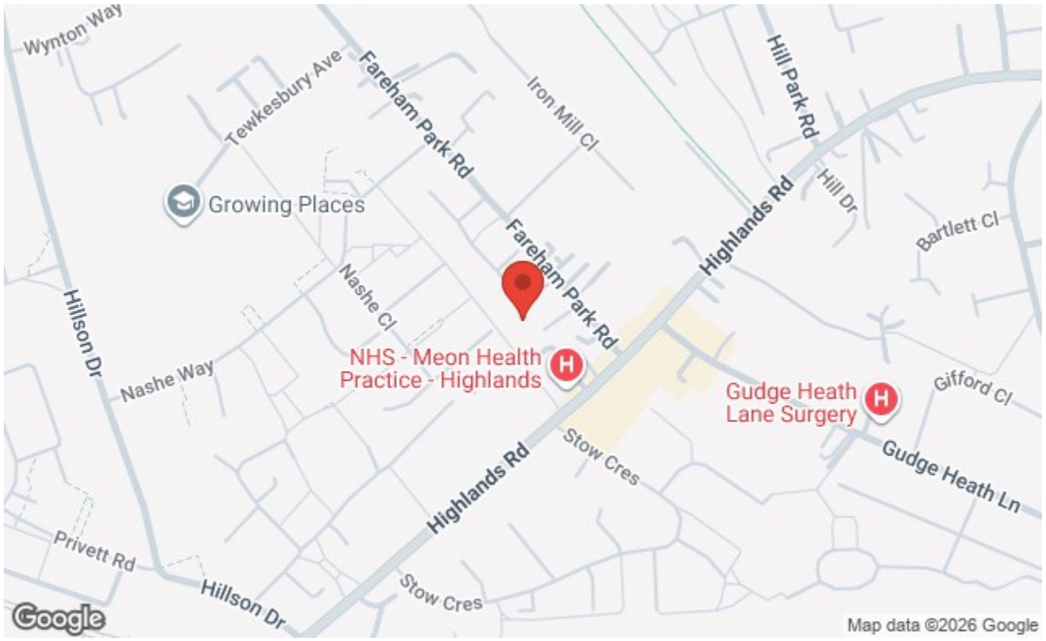


79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500

FOR SALE

# Price Guide £170,000

Burt Close, Fareham PO15 6FD

bernards
THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- NO FORWARD CHAIN
- GROUND FLOOR
- TWO BEDROOM
- BATHROOM
- FITTED KITCHEN
- ACCESS TO PRIVATE PATIO
- IDEAL FIRST TIME BUYER PURCHASE
- STORAGE SHED
- ALLOCATED PARKING
- A MUST VIEW

Located in Burt Close, Fareham, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 613 square feet, the property features two well-proportioned bedrooms and two modern bathrooms, making it an ideal choice for first-time buyers or those seeking a low-maintenance lifestyle.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat also boasts a private patio, where you can enjoy your morning coffee or unwind after a long day, alongside access to beautifully maintained communal gardens that enhance the overall appeal of the property.

For those with a vehicle, the flat includes allocated parking for one car, ensuring that you have a secure and convenient space. The absence of a forward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated within walking distance to local shops, this property offers easy access to everyday amenities, making it a practical choice for modern living. With its attractive features and prime location, this flat is not to be missed. Whether you are looking to make your first step onto the property ladder or seeking a comfortable residence in Fareham, this home presents an excellent opportunity.

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

# PROPERTY INFORMATION

### LIVING ROOM
12'4" * 13'9" (3.76 * 4.20)

### KITCHEN/BREAKFAST ROOM
8'0" * 6'6" (2.46 * 2.00)

### BEDROOM ONE
9'8" * 16'5" (2.97 * 5.02)

### BEDROOM TWO
8'0" * 9'10" (2.46 * 3.02)

### BATHROOM
9'1" * 6'11" (2.77 * 2.12)

### COUNCIL TAX BAND B

### TENURE
Leasehold
107 years remaining on the lease
£150 Ground rent yearly
£1336 Service Charge Yearly

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!


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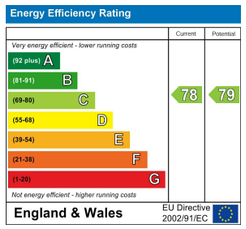
### OFFER CHECK PROCEDURE
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and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

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