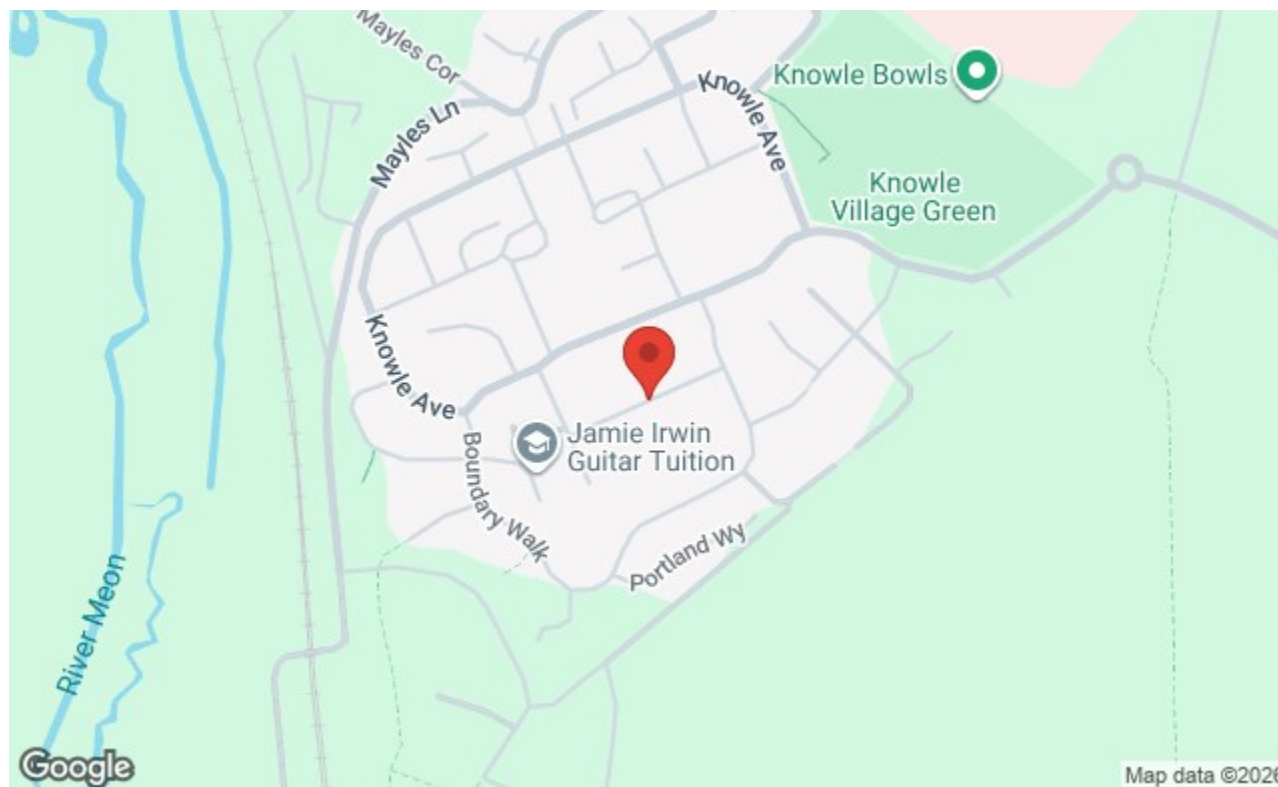


**FOR SALE**

£260,000

Kingswood Place, Boundary Walk, Fareham  
PO17 5FQ

**bernards**  
THE ESTATE AGENTS



2 bedrooms, 2 bathrooms, 1 living area

## HIGHLIGHTS

- ❖ OVER 1,000 SQ FT OF ACCOMMODATION
- ❖ FIRST FLOOR APARTMENT IN PRESTIGIOUS BUILDING
- ❖ CHARACTER FEATURES BLENDED WITH MODERN UPGRADES
- ❖ BRAND NEW STUNNING KITCHEN
- ❖ STYLISHLY REFITTED EN-SUITE TO PRINCIPAL BEDROOM
- ❖ TWO GENEROUS DOUBLE BEDROOMS WITH BUILT-IN WARDROBES
- ❖ SPACIOUS OPEN PLAN LIVING / DINING AREA
- ❖ ALLOCATED PARKING SPACE
- ❖ EASY ACCESS TO FAREHAM TOWN CENTRE & TRANSPORT LINKS
- ❖ PEACEFUL SETTING SURROUNDED BY GREEN SPACE

STUNNING CHARACTER APARTMENT | OVER 1,000 SQ FT | BRAND NEW KITCHEN & EN-SUITE | SOUGHT-AFTER KNOWLE VILLAGE LOCATION

Bernards are delighted to present this exceptional two-bedroom first floor apartment, set within the highly desirable Kingswood Place building in the heart of Knowle Village, Fareham.

Living in Knowle Village offers something quite special. Surrounded by open green spaces and scenic woodland walks right on your doorstep, it's a location that naturally lends itself to a more relaxed pace of life—whether that's morning walks, weekend runs, or simply enjoying the tranquillity of the area. The historic buildings and thoughtfully designed development create a unique village-style environment, rarely found elsewhere locally.

From the moment you step inside, the property immediately stands out for its impressive sense of space and character, offering over 1,000 sq ft of well-balanced accommodation. The apartment showcases high ceilings and elegant sash windows,

creating a bright, airy feel throughout while maintaining the charm expected from a building of this nature.

The heart of the home is the stunning open plan living/dining space, where large sash windows allow natural light to flood the room—perfect for both relaxing and entertaining. The current owner has thoughtfully upgraded the property with a brand new contemporary kitchen, finished to a high standard with modern fittings and ample storage.

Both bedrooms are generous doubles, each benefiting from built-in wardrobes, with the principal bedroom further enhanced by a beautifully re-fitted en-suite shower room, offering a sleek and stylish finish. A well-appointed main bathroom completes the internal accommodation.

Externally, the property benefits from allocated parking, alongside well-maintained communal grounds, adding to the overall appeal of this fantastic home.

This is a superb opportunity for buyers seeking a characterful yet modern home in a prime setting!

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



Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE/DINER**  
18'9" x 18'10" (5.72 x 5.76)

**KITCHEN**  
23'1" x 6'9" (7.04 x 2.08)

**BEDROOM ONE**  
14'5" x 13'10" (4.41 x 4.24)

**ENSUITE**  
7'7" x 6'2" (2.33 x 1.89)

**BEDROOM TWO**  
12'4" x 10'7" (3.77 x 3.25)

**BATHROOM**  
7'7" x 5'8" (2.33 x 1.73)

**COUNCIL TAX BAND C**

**TENURE**  
Leasehold

976 years remain in the lease  
£200 ground rent per year  
£200 Estate charge per year  
£2650 Service Charge per year

**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 (92-100) <b>A</b>	81
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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