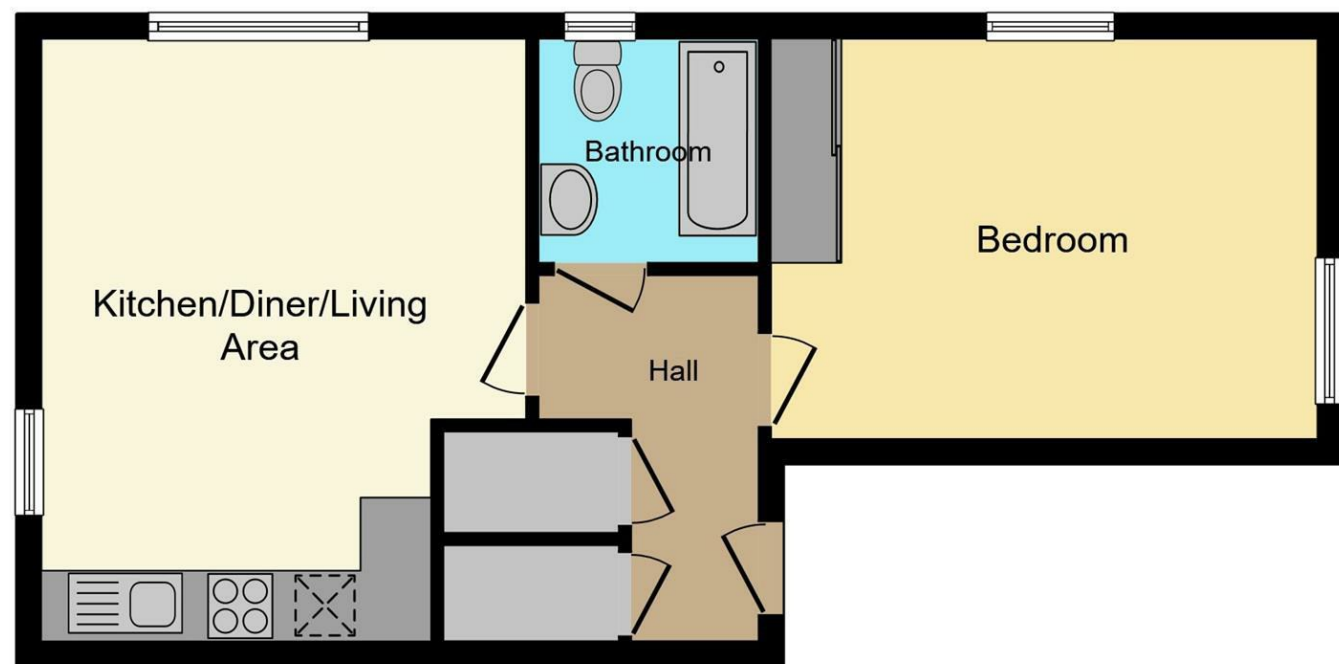




Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



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



Guide Price £165,000

Knowle Avenue, Fareham PO17 5FS



## HIGHLIGHTS

- ❖ TOP FLOOR ONE BEDROOM APARTMENT
- ❖ BEAUTIFULLY PRESENTED THROUGHOUT
- ❖ OPEN PLAN LIVING SPACE
- ❖ GENEROUS DOUBLE BEDROOM WITH BUILT-IN MIRRORED WARDROBES
- ❖ CONTEMPORARY BATHROOM
- ❖ TWO STORAGE CUPBOARDS
- ❖ ALLOCATED PARKING
- ❖ LOVELY OUTLOOK OVER GREEN AREA
- ❖ QUIET POSITION
- ❖ SOUGHT AFTER KNOWLE VILLAGE
- ❖ LOCATION

STUNNING TOP FLOOR APARTMENT IN THE HEART OF KNOWLE VILLAGE WITH BEAUTIFUL GREEN OUTLOOK !

Bernards are delighted to bring to the market this beautifully presented one bedroom top-floor apartment, perfectly positioned within the ever-popular Knowle Village — offering a great balance between peaceful surroundings and easy access to Fareham and Wickham.

Set back from the road, the property is approached via a charming communal pathway with mature hedging, leading to a secure shared entrance, giving a real sense of privacy within the development.

Internally, the apartment opens into a welcoming hallway with fitted storage cupboards — a practical addition for coats, shoes and general storage. From here, all rooms are easily accessible, with a well-laid-out and functional flow.

The main living space is a bright and airy open-plan lounge/diner, enhanced by a large window that fills

the room with natural light and provides a pleasant outlook over the surrounding green area. This creates a calm environment, perfect for both everyday living and entertaining. The kitchen is well integrated into this space, offering a sociable layout with an integral oven and hob, plus space for a washing machine and fridge/freezer. The generous double bedroom benefits from excellent natural light via two large windows and features built-in mirrored wardrobes, adding both practicality and a sense of space. The bathroom is finished in a clean, contemporary style and is presented in excellent condition.

Further benefits include allocated parking, ensuring convenience for residents and visitors, alongside two useful storage cupboards within the apartment.

This property has clearly been well cared for and is presented in excellent condition throughout, making it a superb opportunity for first-time buyers, downsizers or investors.

Knowle Village itself remains a highly sought-after location, known for its attractive surroundings and strong community feel.

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



# PROPERTY INFORMATION

## LEASE INFORMATION

Lease length 9  
Ground Rent £75  
Service Charge £1180 Every 6 Months

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.

## COUNCIL TAX BAND B

## 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.

## SOLICITOR

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. Bernard's 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.

## 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!

## 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

## 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.

## TENURE

Leasehold



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

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