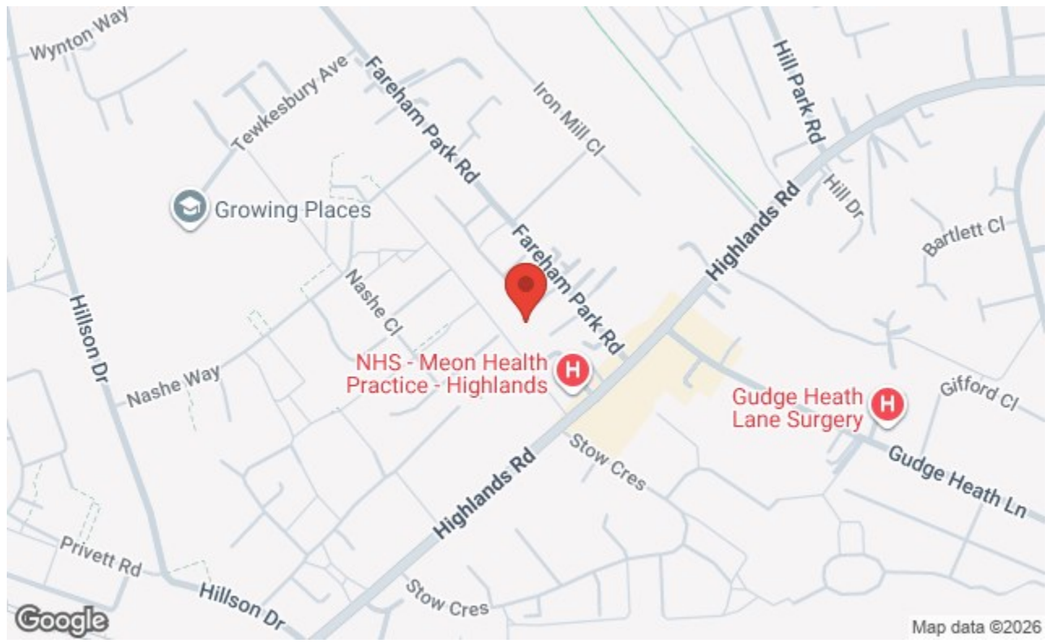


First Floor

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



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 APARTMENT
- BATHROOM
- OPEN PLAN LIVING
- MODERN FITTED KITCHEN
- ALLOCATED PARKING
- COMMUNAL GARDEN AND ACCESS TO PRIVATE PATIO
- STORAGE SHED
- A MUST VIEW

NO FORWARD CHAIN

Welcome to this charming purpose-built flat located on Burt Close in the desirable town of Fareham. This delightful property offers a comfortable living space, boasting a generous 710 square feet. The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests.

With two inviting bedrooms, this home is ideal for small families, couples, or individuals seeking extra space. The bathroom is conveniently situated, ensuring ease of access for all residents.

One of the notable advantages of this property is the allocated parking space for one vehicle, providing added convenience in this bustling area.

Situated in Fareham, you will find yourself in a vibrant community with a range of local amenities, including shops, schools, and parks, all within easy reach. The area is well-connected, making it an excellent choice for commuters and those who enjoy exploring the beautiful surroundings.

This flat presents a wonderful opportunity for anyone looking to settle in a comfortable and well-located home. Do not miss the chance to make this property your own.

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

PROPERTY INFORMATION

KITCHEN/DINING/LIVING ROOM
BEDROOM ONE
BEDROOM TWO
BATHROOM
COUNCIL TAX BAND D
TENURE
Leasehold

107 years remaining on the lease
£150 per year ground rent
£1336 per year 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 & PROTECTIONVVV
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!v

OFFER CHECK PROCEDUREVV
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.

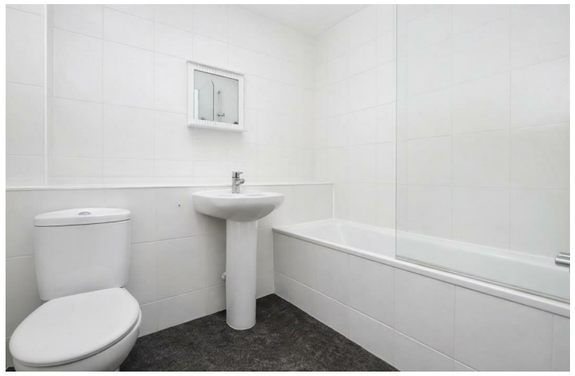
REMOVAL QUOTES
Removal Quotes

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.





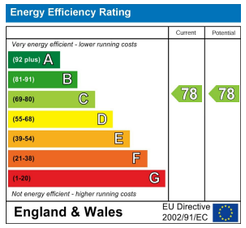












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