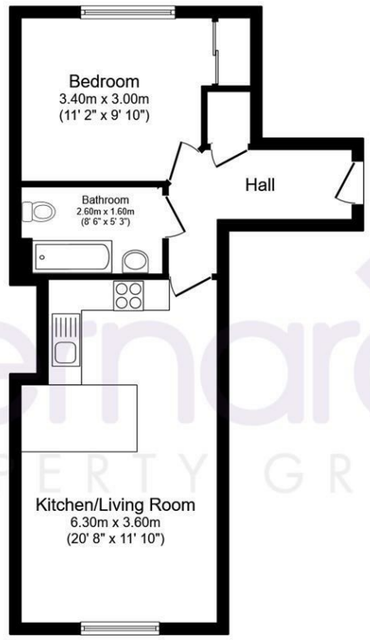
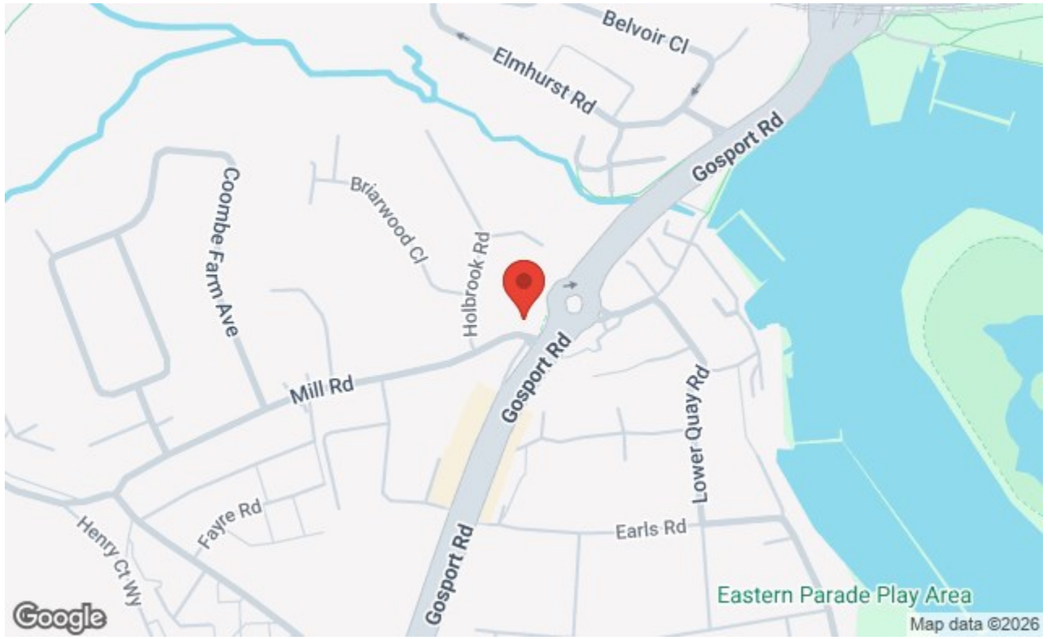


Floor Plan

Total floor area: 43.6 sq.m. (469 sq.ft.)

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

Auction Guide £115,000

Elmhurst Road, Fareham PO16 0BQ



1 1 1

HIGHLIGHTS

- HIGHLY SOUGHT-AFTER FAREHAM QUAYS DEVELOPMENT
- STUNNING VIEWS OVER FAREHAM CREEK
- SPACIOUS OPEN-PLAN LIVING
- DOUBLE BEDROOM WITH FITTED WARDROBES
- LIFT ACCESS
- SECURE UNDERGROUND ALLOCATED PARKING
- ANNUAL SERVICE CHARGE £1641 + £647 RESERVE FUND & GROUND RENT £175
- WALKING DISTANCE TO FAREHAM TOWN CENTRE & STATION
- BEING SOLD VIA "SECURE SALE'
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE !

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000

SUPERB ONE-BEDROOM APARTMENT WITH STUNNING CREEK VIEWS, SECURE PARKING & A PRIME TOWN CENTRE LOCATION!

Bernards are delighted to welcome to the market this superb one-bedroom apartment, located within the highly sought-after Fareham Quays development. Beautifully presented throughout and enjoying stunning views across Fareham Creek towards Cams Hall Golf Course, this modern home offers an outstanding opportunity for first-time buyers, professionals, downsizers and investors alike.

Perfectly positioned just moments from Fareham High Street, the property offers excellent access to shops, cafés, restaurants, Fareham's mainline railway station, bus station and the M27, placing Portsmouth approximately 15 minutes away and Southampton around 20 minutes by car. Hill Head and Lee-on-the-Solent beaches, David Lloyd Leisure and Pure Gym are also within easy reach.

Fareham Quays is a secure, well-maintained development offering lift access and underground allocated parking. Positioned on the first floor in a desirable corner position, the apartment enjoys both privacy and an abundance of natural light.

Internally, a spacious entrance hallway provides a useful storage cupboard before leading through to the impressive open-plan living space. The modern fitted kitchen offers ample worktop and cupboard space, an integrated fridge and freezer, gas hob, electric oven and space for a washing machine. The lounge is a fantastic size and perfectly positioned to make the most of the beautiful creek views, creating a wonderful space to relax or entertain.

The generous double bedroom benefits from built-in mirrored wardrobes, whilst the contemporary bathroom is fitted with a white suite incorporating a bath with shower over. Further benefits include gas central heating, secure entry system and modern décor throughout.

Offered to the market with NO ONWARD CHAIN, this fantastic apartment enjo

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

PROPERTY INFORMATION

KITCHEN - LIVING ROOM
20'8 x 11'10 (6.30m x 3.61m)

BEDROOM
11'2 x 9'10 (3.40m x 3.00m)

BATHROOM
8'6 x 5'3 (2.59m x 1.60m)

COUNCIL TAX BAND A

TENURE
Leasehold

107 year remaining on the lease
£175- Ground Rent
£1641- Service Charge

ANTI-MONEY LAUNDERING
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.

AUCTIONEERS ADDITIONAL COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction

LEGAL PACK
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

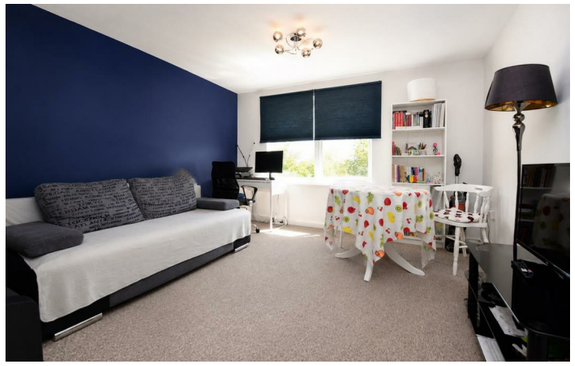
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from







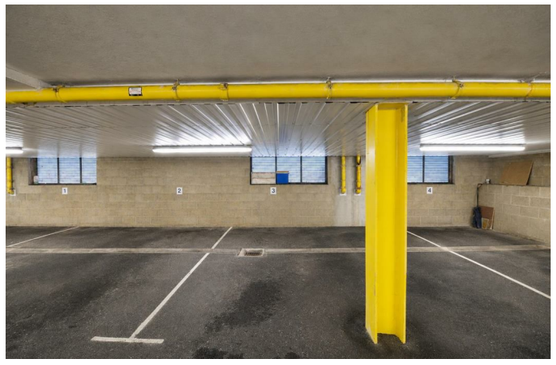


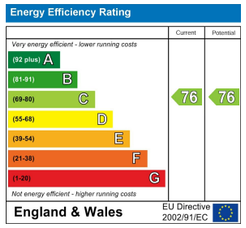












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