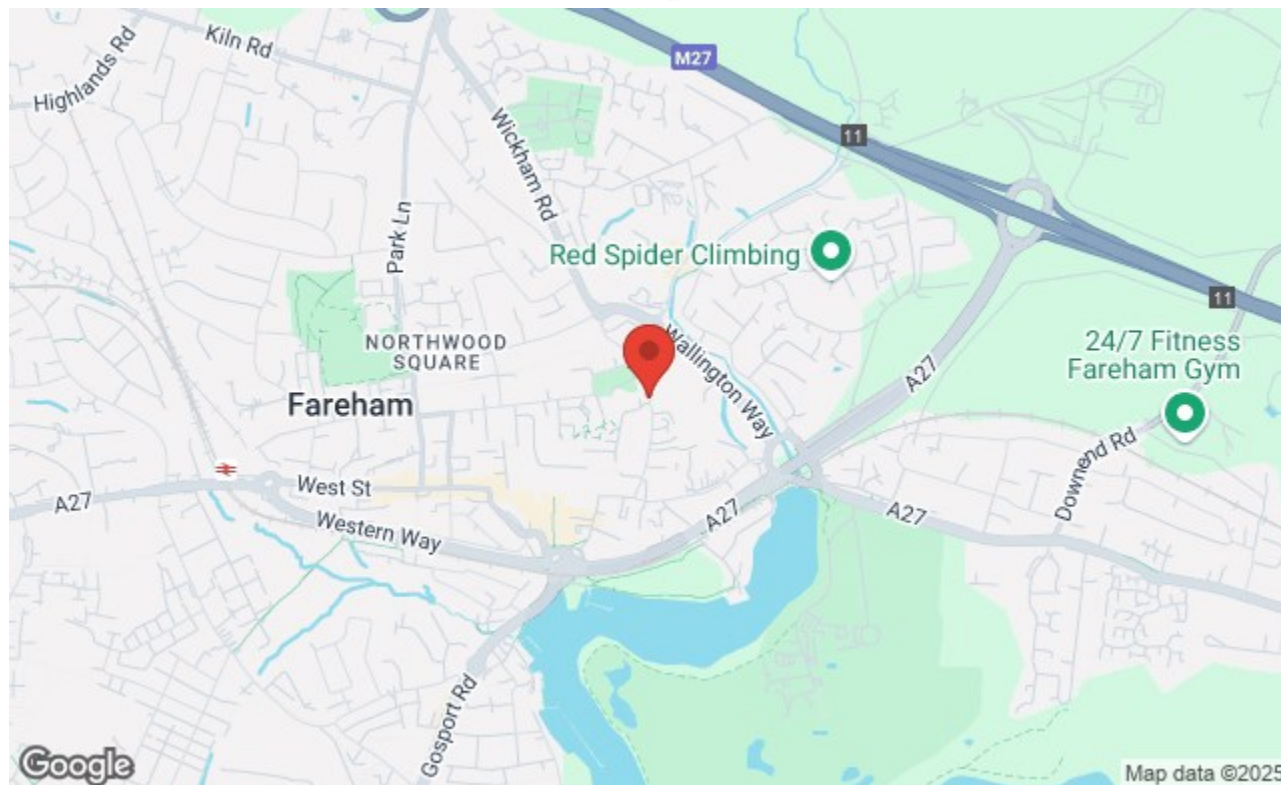


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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  
Made with Metropix ©2017



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



£900 PCM

High Street, Fareham PO16 7BQ



## HIGHLIGHTS

- ❖ ONE BEDROOM MODERN APARTMENT
- ❖ WELL PRESENTED
- ❖ ALLOCATED PARKING
- ❖ GEORGIAN STYLE BUILDING BUILT IN THE 1970S
- ❖ CENTRAL FAREHAM HIGH STREET LOCATION
- ❖ TWO DOORS INCLUDING A PRIVATE GEORGIAN STYLED WOODEN FRONT DOOR
- ❖ SASH WINDOWS
- ❖ GAS FIRED CENTRAL HEATING
- ❖ SUPERIOR FINISH THROUGHOUT
- ❖ AVAILABLE MARCH

We are delighted to bring to the rental market this one bedroom open plan apartment.

Altavia House is a fine detached brick built period styled property perfectly located on Fareham's prestigious and historic High Street. The property has recently undergone a thorough and very carefully considered conversion to form a number of prestigious apartments. This particular apartment consists of ONE double bedroom, an open plan Kitchen/Living room and a modern fitted bathroom with shower over bath. This apartment has the added bonus of allocated parking and gas

central heating making it a fantastic opportunity to rent something unique.

The combination of high ceilings and large Georgian styled windows which flood the generously proportioned rooms with natural light have enabled the architects and developers to create homes of a quality rarely seen in this day and age.

This flat will not be on the rental market for much longer so give our Fareham office a call on 01329 756 500 to avoid disappointment,

Call today to arrange a viewing  
01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## LOUNGE/KITCHEN

- 21'06" x 12'00" (6.55 x 3.66)
- Howdens high gloss white slab doors with integrated linear pull handles
- Solid oak block 40mm worktops with upstands
- Neff integrated appliances to include single oven, hob, extractor hood, fridge, freezer, washer/dryer and slimline dishwasher
- Recessed ceiling spotlights and LED mood lighting
- Glass splash back to hob
- Engineered oak flooring
- Sash windows to front aspect
- Solid Georgian style door

## BEDROOM ONE

- 10'11" x 12'07" (3.33 x 3.84)
- Smooth ceiling and walls, sash window to rear aspect, radiator, built in wardrobe, carpet.

## BATHROOM

- 5'06" x 7'00" (1.68 x 2.13)
- Fully tiled walls and floors Azteca Ceramica (Spain)
- Feature recessed mirror with LED lighting operated by movement sensor
- Ivo back to wall WC with soft close seat and cover
- Lavabo contemporary wash/hand basin with Nero mono basin mixer over a Pura single drawer wall mounted bathroom storage cabinet
- Inset bath with chrome shower over, chrome mixer tap and glass shower screen
- Chrome heated ladder style towel radiator
- Recessed ceiling spotlights

## COMMUNAL AREAS

- Communal hallways will be bright and airy with white painted ceilings, walls and woodwork

- Hard wearing commercial-grade carpets
- Fully addressable fire alarm system
- Emergency lighting
- Access via secure intercom system

## ELECTRICAL SPECIFICATIONS

- Living rooms and bedrooms will be pre-wired to allow owners to choose between Sky, Freeview or terrestrial television reception
- Ample sockets and switches from the range which have screw less white polycarbonate face plates and brushed stainless steel switches
- Telephone points
- Ethernet points to allow direct connection to the internet by buyers own Smart TVs
- Recessed ceiling spotlights to kitchen areas, hallways and bathrooms
- Secure entry systems
- Provision for wireless intruder alarms (buyer option details tbc)
- Communal CCTV system accessible via internet by all property owners

## COMMUNAL AREAS

- Communal hallways will be bright and airy with white painted ceilings, walls and woodwork
- Hard wearing commercial-grade carpets
- Fully addressable fire alarm system
- Emergency lighting
- Access via secure intercom system

## PARKING

- One allocated parking space per flat.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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

