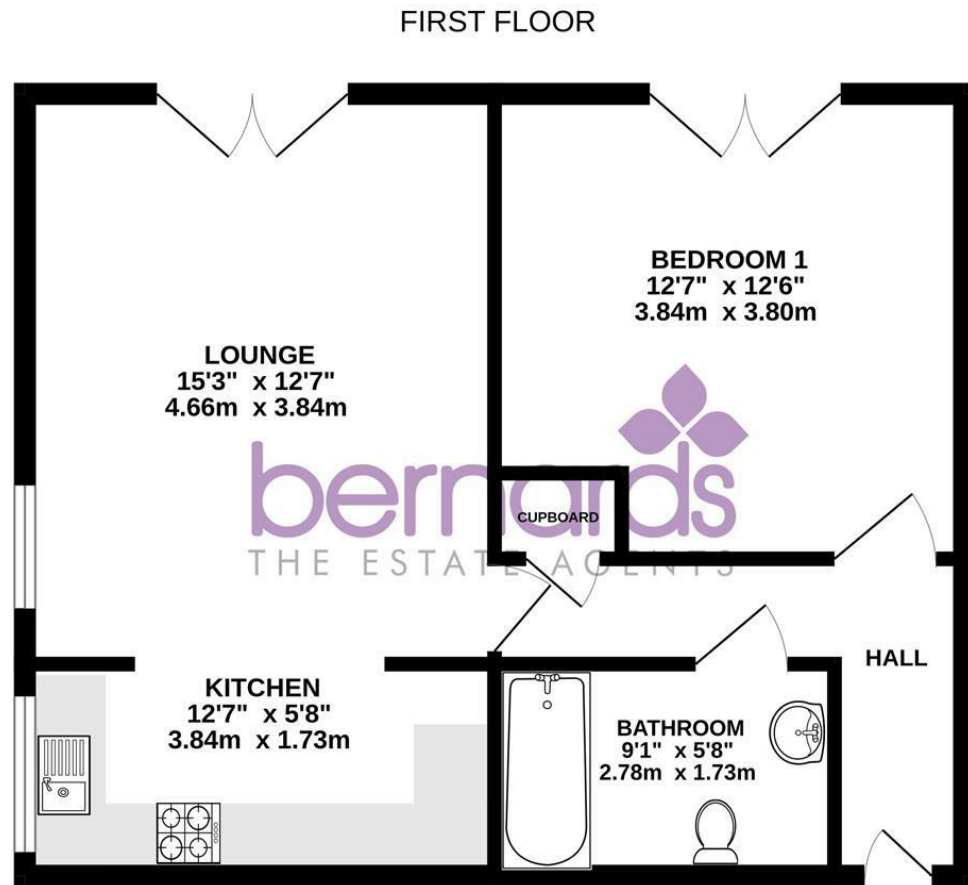




Offers In Excess Of £165,000

Serotine Close, Knowle PO17 5GE



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2024.



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ FIRST FLOOR
- ❖ REQUESTED KNOWLE LOCATION
- ❖ OPEN PLAN LIVING ROOM
- ❖ TWO JULIETTE BALCONIES ACCESSIBLE FROM THE BEDROOM & LIVING ROOM
- ❖ BATHROOM
- ❖ IMMACULATELY PRESENTED THROUGHOUT
- ❖ FITTED KITCHEN WITH SPACE FOR APPLIANCES
- ❖ PERFECT FIRST TIME PURCHASE
- ALLOCATED PARKING

Nestled within the sought-after locale of Knowle Village, this expansive first-floor apartment presents an enticing opportunity ideal for first-time buyers or investors alike.

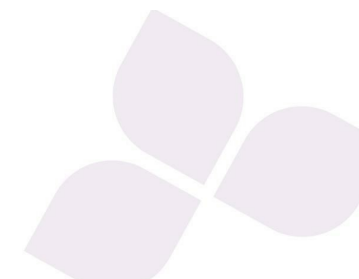
Occupying the first floor of Regents Court, this property boasts impressive internal dimensions. The layout comprises a generously sized double bedroom, a well-appointed fitted kitchen with ample space for appliances, a bathroom featuring a three-piece suite, and an inviting open-plan living room.

Additional features include the convenience of gas central heating

and double glazing throughout, enhancing comfort and energy efficiency. Furthermore, Juliette balconies accessible from both the bedroom and living room offer delightful views and a touch of outdoor charm.

Set within landscaped communal gardens, the development offers a serene outdoor setting. For added convenience and security, an allocated parking space is provided at the rear of the property, complemented by a telephone entry system.

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



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01329756500  
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# PROPERTY INFORMATION

**LOUNGE**  
15'3" x 12'7" (4.66 x 3.84)

**BEDROOM 1**  
12'7" x 12'5" (3.84 x 3.80)

**KITCHEN**  
12'7" x 5'8" (3.84 x 1.73)

**BATHROOM**  
9'1" x 5'8" (2.78 x 1.73)

**COUNCIL TAX BAND - B**  
£1,577.62 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 for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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.

## 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. 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.

## LEASEHOLD INFORMATION

Length of lease 999 years remaining from 2002. The service charge is £1260 per year and the ground rent is £131 per year.

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		79	81
(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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