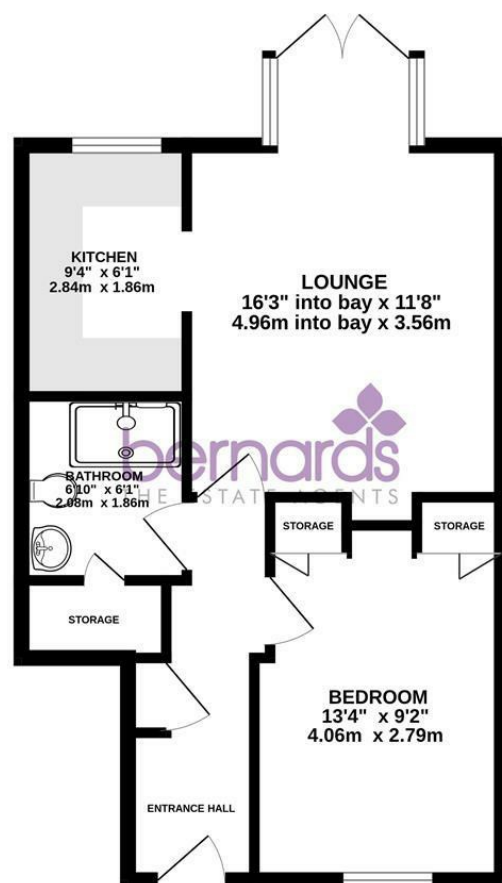


GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA - 469 sq.ft. (43.6 sq.m.) approx.
 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 at your own risk 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



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



Asking Price £155,000

High Street, Fareham PO16 7AN



HIGHLIGHTS

- ❖ No Onward Chain
- ❖ Ground Floor Apartment
- ❖ Private Front Door
- ❖ Long Lease and Low Charges
- ❖ Plenty of Residence Parking
- ❖ Centre of Town Location
- ❖ Recently Refurbished
- ❖ Ideal Downsize Move
- ❖ Ready to View
- ❖ Private and Communal Gardens

Nestled discreetly behind the historical facades of the bustling high street, this one-bedroom ground floor retirement flat offers a serene retreat in the heart of town. Situated in a tranquil setting with ample residents-only parking and communal gardens at its core, this residence provides both peace and convenience.

Stepping through its private front door, you are welcomed into an inviting entrance hallway boasting a convenient storage cupboard and granting access to all living spaces. The bedroom, positioned at the front of the flat, enjoys abundant natural light streaming through a sizable window and features fitted storage for organizational ease. Adjacent to the bedroom, a well-appointed shower room offers modern amenities and convenience.

Moving towards the rear of the property, the sitting room beckons with its cozy ambience,

complete with a charming feature fireplace and dining area, ideal for hosting or quiet meals at home. Sliding patio doors seamlessly connect the indoor and outdoor spaces, leading to a small, private garden area where residents can enjoy a breath of fresh air and moments of relaxation.

The adjacent kitchen, thoughtfully designed with contemporary appliances and ample storage solutions, provides a functional space for culinary endeavors and daily routines.

Conveniently located within walking distance to the town's array of shops, bus stops, and amenities, this ground floor flat offers a lifestyle of comfort, convenience, and community for those seeking an idyllic retirement retreat in the heart of town.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

16'3" x 11'8" (4.96 x 3.56)

KITCHEN

9'3" x 6'1" (2.84 x 1.86)

BEDROOM

13'3" x 9'1" (4.06 x 2.79)

BATHROOM

6'9" x 6'1" (2.08 x 1.86)

LEASEHOLD DETAILS

965 Years Remaining
£75 p/a Ground Rent
Circa £1237 Service Charge

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.

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. 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.

REMOVAL QUOTE

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.

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.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	75
(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	



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

