

GROUND FLOOR
406 sq.ft. (37.8 sq.m.) approx.

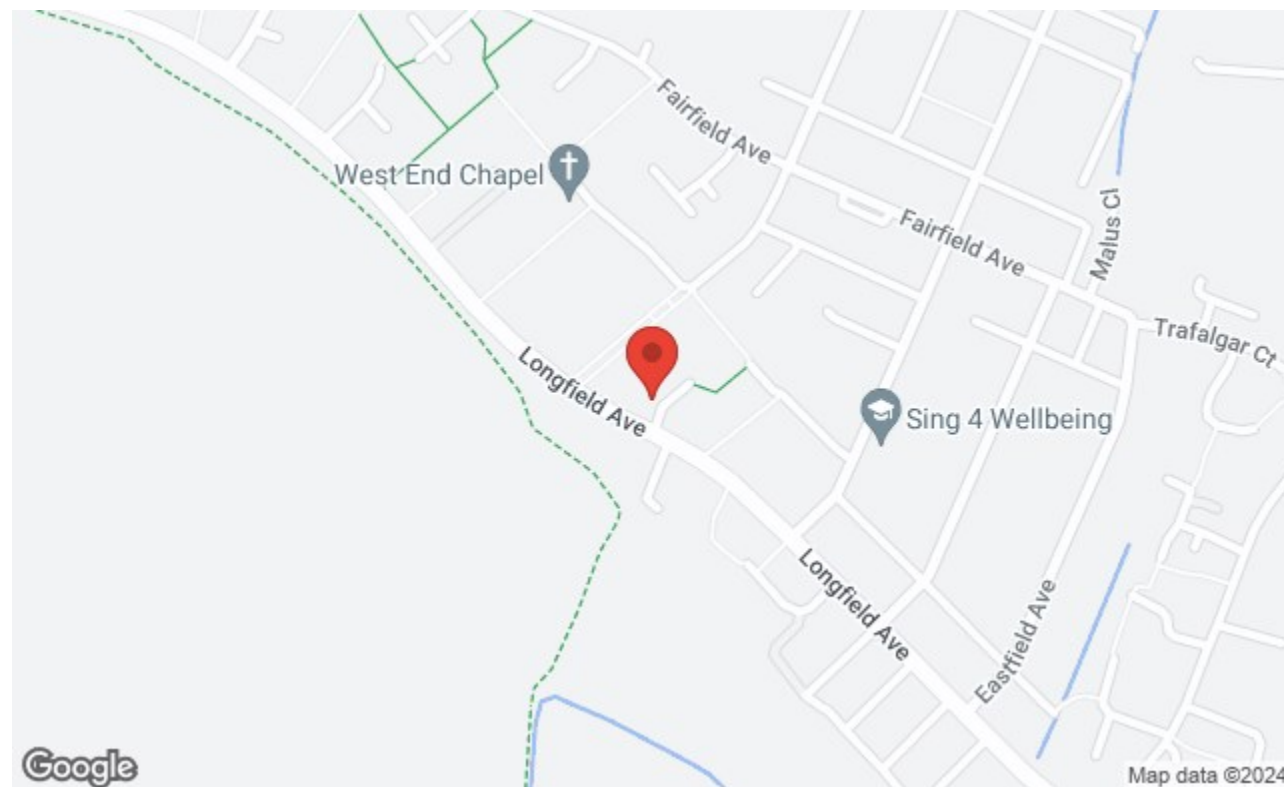


TOTAL FLOOR AREA: 406 sq.ft. (37.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Guide Price £115,000

Longfield Avenue, Fareham PO14 1JS



HIGHLIGHTS

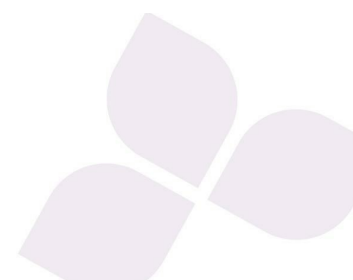
- ❖ NO FORWARD CHAIN
- ❖ GROUND FLOOR
- ❖ ONE BEDROOM
- ❖ LIVING ROOM
- ❖ KITCHEN
- ❖ BATHROOM
- ❖ BALCONY
- ❖ RESIDENTS PARKING
- ❖ IDEAL INVESTMENT
- ❖ IDEAL FIRST TIME BUY

St Julian House is ideally located, just a few minutes' walk from local shops and amenities. Excellent transport links are also within easy reach, providing great connectivity.

This one-bedroom ground floor apartment, complete with a balcony, is offered with no forward chain. The property features full double glazing throughout, gas central heating and residents' parking, making it an excellent choice for a first-time buyer or as a buy-to-let investment.

We highly recommend scheduling an early viewing to fully appreciate all that this property has to offer.

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



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



PROPERTY INFORMATION

LEASEHOLD INFORMATION

Length of lease 89 years. The service charge is £640 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.

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 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.

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

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.

COUNCIL TAX BAND - A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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		72	76
England & Wales			



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