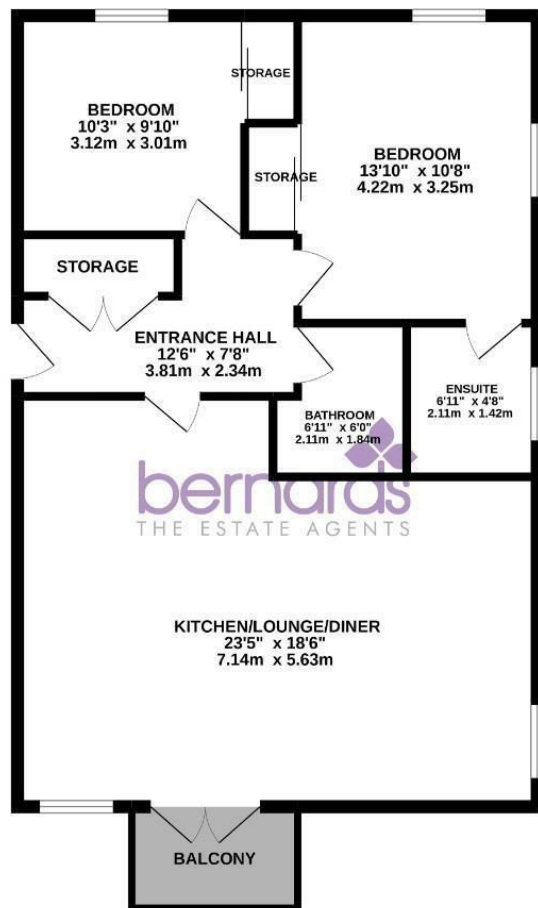


1ST FLOOR  
834 sq.ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 834 sq.ft. (77.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Offers In Excess Of £280,000

Wykeham Place, Fareham PO16 0FA



## HIGHLIGHTS

- ❖ LUXURY APARTMENT
- ❖ 1ST FLOOR
- ❖ TWO BEDROOMS
- ❖ ENSUITE TO MAIN BEDROOM
- ❖ MODERN OPEN PLAN LIVING SPACE
- ❖ MEDIA WALL WITH ELECTRIC FIRE
- ❖ KITCHEN WITH INTEGRATED APPLIANCES
- ❖ GATED PARKING
- ❖ 8 YEARS REMAINING ON WARRANTY
- ❖ CENTRAL FAREHAM LOCATION

Don't miss the opportunity to own this exceptional first-floor apartment in Fareham, ideally located within walking distance of both Fareham High Street and the train station.

Designed for modern social living, this apartment boasts an open-plan kitchen with integrated appliances, a lounge, and a dining area featuring a stylish media wall and electric fire. The spacious bedrooms include built-in wardrobes, headboards, and floating bedside tables for added

convenience. The luxurious bathrooms enhances the apartment's elegance. Additionally, enjoy the private south facing balcony for outdoor relaxation.

Residents will benefit from secure allocated parking in this unique and high-quality development.

Call today to arrange a viewing  
01329756500

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



# PROPERTY INFORMATION

## GENERAL

The living room and bedrooms have all been prewired for audio/visual (AV) to include terrestrial TV, HDMI and ethernet (for smart TV internet connectivity).

Prewired for a wireless access point (WAP) to ensure strong wi-fi throughout each apartment

Recessed ceiling spotlights to:- hallways, living/kitchens and bathrooms.

Electric heating (to radiators) and hot water systems.

UPVC double glazing

UPVC double glazed doors to balconies, which are laid to composite decking

Oak Engineered flooring to hallways, living/kitchens and fitted carpets to bedrooms

Howdens kitchens with built-in appliances

Built-in wardrobes with fitted headboard to all bedrooms, including floating bedside tables, with dual reading lights

Security intercom entry systems,

Allocated car parking

All external walls are of cavity construction and have been internally insulated.

A fully integrated fire alarm system provides added security for residents and the apartments have all been converted in accordance with the latest building regulations affording very high levels of sound and fire protection.

## SITE LOCATION

Wykeham Place is ideally located on East Street which runs from the Delme Roundabout to the junction of The High Street and West Street. It is just a few minutes drive from Junction 11 of the M27

Motorway. Fareham Mainline train station is just 0.9 miles to the west and the bus/coach station is only a few minutes walk as is Fareham Town Centre. Port Solent with its many shops, bars and restaurants is popular with Fareham residents and is just 4.2 miles to the east. Gunwharf Quays in nearby Portsmouth is fast becoming the leading leisure and pleasure destination on the South Coast. Both private and public schools can be found nearby in abundance as can dentists, doctors, gymnasiums and golf clubs. The nearby Cams Hall Estate boasts excellent opportunities to businesses together with a superb 27 hole golf course.

## LEASEHOLD INFORMATION

Lease Length : 248 Years  
Ground Rent: Peppercorn  
Estate Charge :£425 p/a  
Service Charge : £1337.50 p/a  
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check

all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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 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.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		65	65
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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