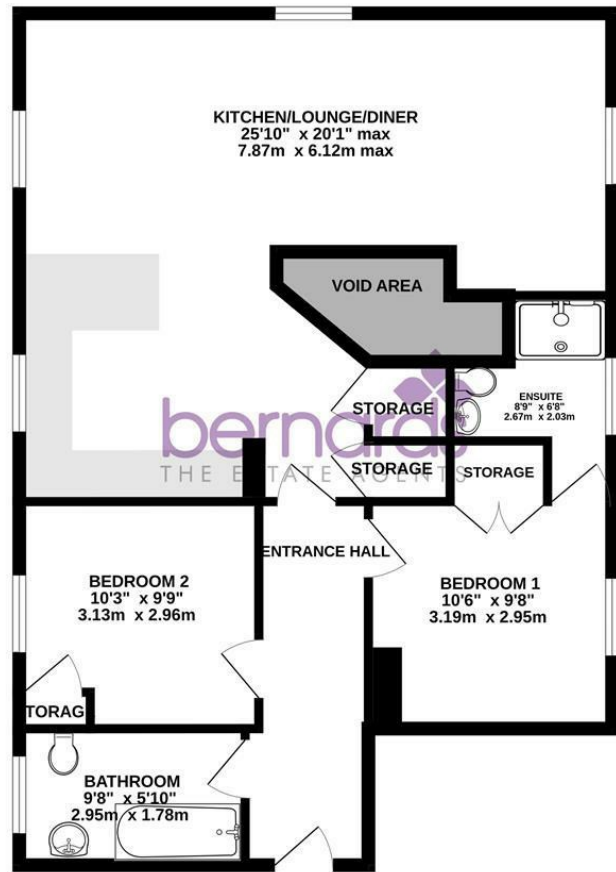


2ND FLOOR  
824 sq.ft. (76.5 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.5 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.  
 Made with Measure (2024)



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



Asking Price £250,000

Boundary Walk, Fareham PO17 5FQ



## HIGHLIGHTS

- ❖ 824 SQFT APARTMENT
- ❖ BEAUTIFULLY PRESENTED
- ❖ ALLOCTAED PARKING
- ❖ TWO BEDROOMS
- ❖ ENSUITE AND FAMILY BATHROOM
- ❖ CHARACTER FEATURES
- ❖ KNOWLE VILLAGE LOCATION
- ❖ LARGE OPEN PLAN LIVING SPACE
- ❖ LARGE KITCHEN AREA
- ❖ A MUST VIEW

Nestled within a beautifully restored historic building, this stunning 2-bedroom apartment combines classic charm with modern comforts. Perfect for first-time buyers or those seeking a distinctive and special home, this property boasts allocated parking for added convenience.

Step inside to discover an impressive open-plan living space, where soaring high ceilings and grand arched sash windows create a bright and airy atmosphere. The stylish kitchen offers ample storage and generous worktop space, seamlessly leading to a spacious dining area, ideal for entertaining.

The living area, slightly tucked around the corner, exudes a cosy yet inviting ambiance, making it the perfect spot to relax with friends and family.

The master bedroom offers a peaceful retreat with its own ensuite bathroom, while the second bedroom features fitted wardrobes, providing excellent storage solutions. A sleek and modern family bathroom, along with two large storage cupboards, completes this exceptional apartment.

Call today to arrange a viewing  
 01329756500

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





# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINER**  
25'9" x 20'0" (7.87 x 6.12)

**BEDROOM ONE**  
10'5" x 9'8" (3.19 x 2.95)

**ENSUITE**  
8'9" x 6'7" (2.67 x 2.03)

**BEDROOM TWO**  
10'3" x 9'8" (3.13 x 2.96)

**BATHROOM**  
9'8" x 5'10" (2.95 x 1.78)

**COUNCIL TAX BAND - C**

**LEASEHOLD INFORMATION**

Circa 975 Year Lease Remaining  
Maintenance - circa £1700 pa  
Ground Rent - circa £200 pa  
All charges and leasehold information is to be verified by the buyers solicitor before proceeding.

**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.

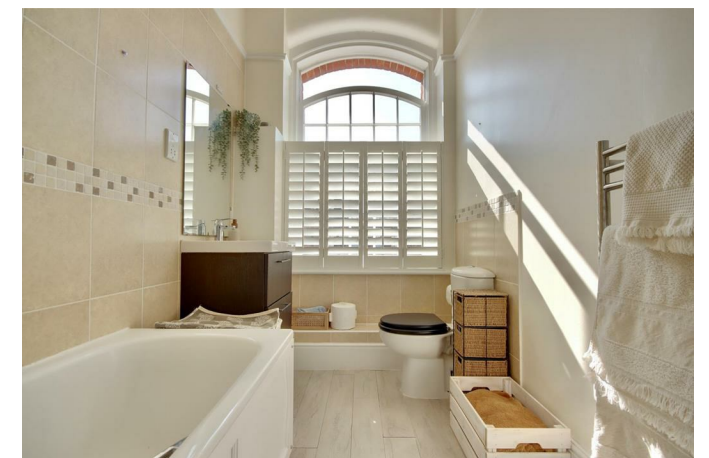
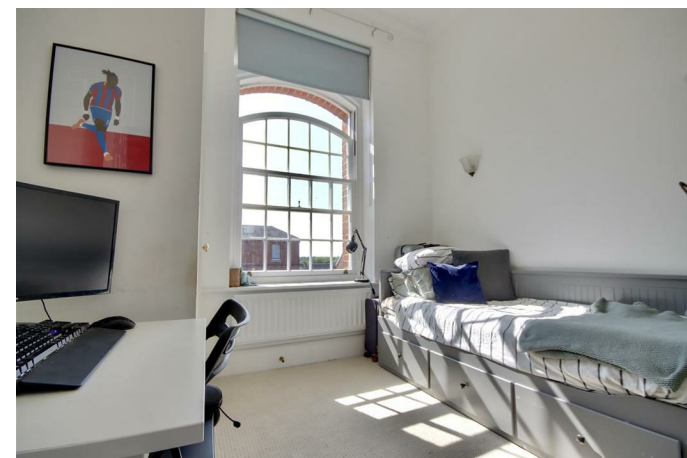
**REMOVAL QUOTES**

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.

**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.

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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
68	43
EU Directive 2002/91/EC	
England & Wales	



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