

Guide Price £165,000

Altavia House, Fareham PO16 7BQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CONVERTED APARTMENTS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ BUILT IN WARDROBES
- ❖ WHITE HIGH GLOSS FITTED KITCHENS WITH NEFF APPLIANCES
- ❖ HIGH CEILINGS
- ❖ FAREHAM HIGH STREET LOCATION
- ❖ VIEWINGS HIGHLY RECOMMENDED
- ❖ TENANT IN SITU
- ❖ LISTED BUILDING
- ❖ PARKING SPACE

Bernards are delighted to bring to the SALES market this one bedroom open plan apartment.

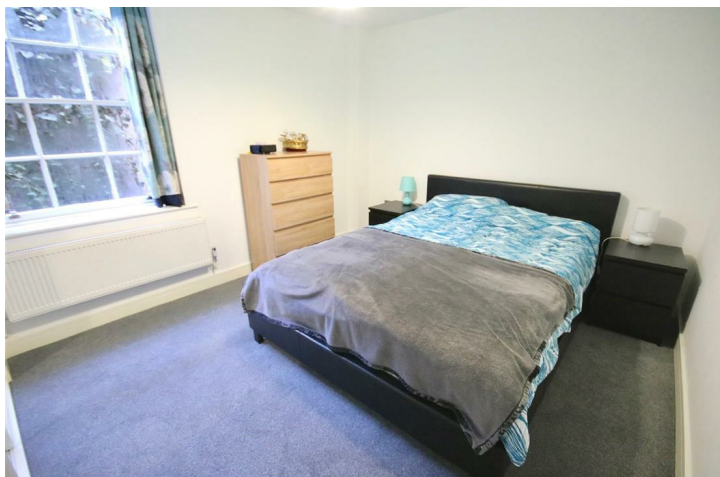
Altavia House is a fine detached brick built period styled property perfectly located on Fareham's prestigious and historic High Street. The property has recently undergone a thorough and very carefully considered conversion to form a number of prestigious apartments. This particular apartment consists of 1 double bedroom, an open plan Kitchen/Living room and a modern

fitted bathroom with shower over bath. This apartment has the added bonus of allocated parking and gas central heating making it a fantastic opportunity to purchase something unique.

The combination of high ceilings and large Georgian styled windows which flood the generously proportioned rooms with natural light have enabled the architects and developers to create homes of a quality rarely seen in this day and age.

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





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PROPERTY INFORMATION

ENTRANCE HALL

Smooth ceiling and smooth walls, inset spotlights, radiator, doors leading to:

Lounge/Kitchen

Lounge area- 13'00 x 12'09

Kitchen area- 7'09 x 12'09

Smooth ceiling with inset spotlight and smooth walls, sash windows to rear aspect, oak engineered wood flooring, Howdens gloss white kitchen units with integrated handles.

Bedroom one

10'05" x 12'09" (3.18 x 3.89)

Smooth ceiling with inset spotlights, smooth walls with a sash window to the front aspect.

Bathroom

8'05" x 6'06" (2.57 x 1.98)

Fully tiled walls and floors, feature recessed mirror with LED lighting operated by movement sensor, WC with soft close seat and cover, wash/hand basin with nero mono basin mixer over a Pura single drawer wall mounted bathroom storage cabinet. Inset bath with chrome shower over, chrome mixer tap and glass shower screen. Chrome heated ladder style towel rail.

Communal Area

Communal hallways will be bright and airy with white painted ceilings, walls and woodwork. Hard wearing commercial-grade carpets, emergency lighting, access via secure intercom system.

Council Tax Band B

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.

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.

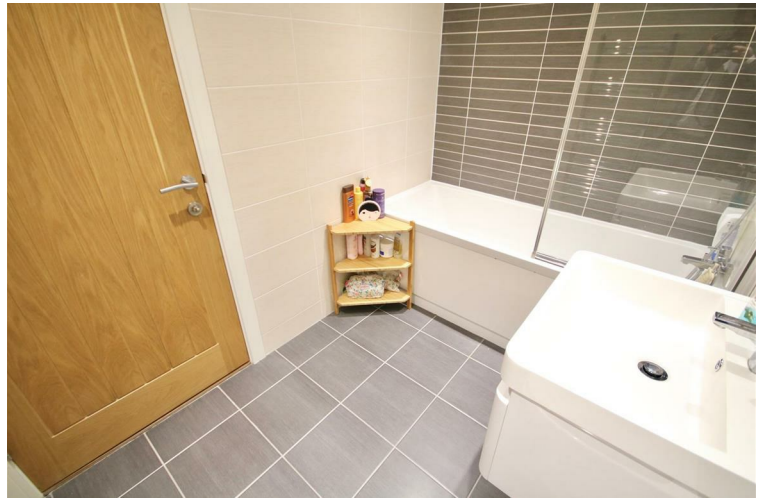
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

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

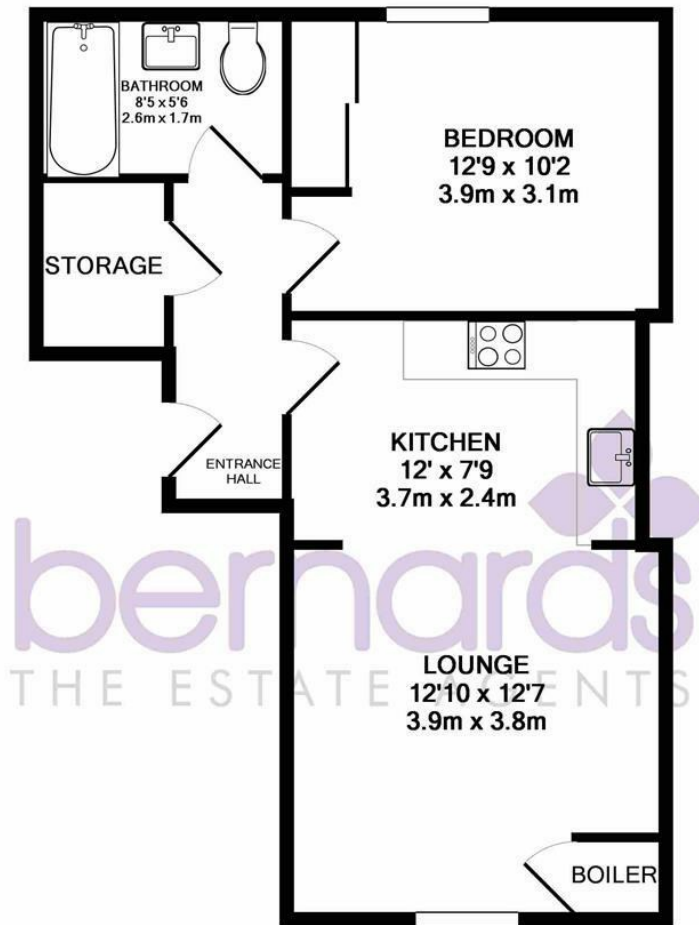
Solicitor

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.



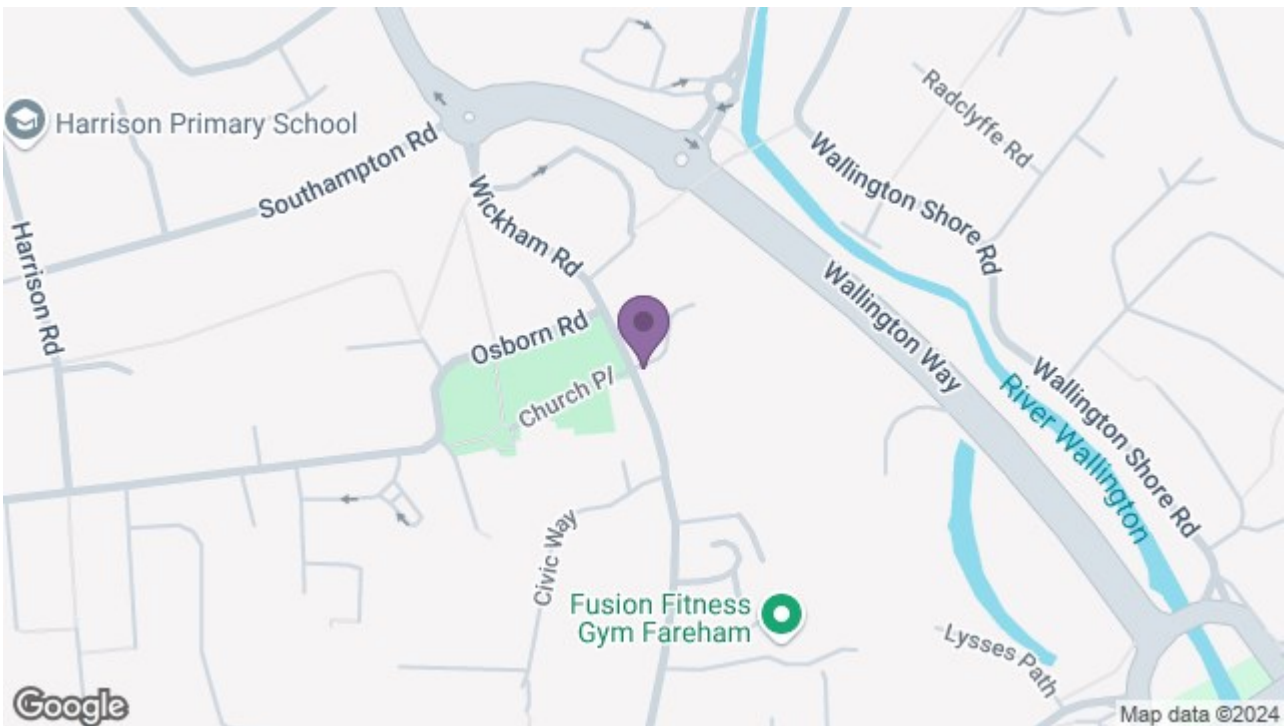
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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