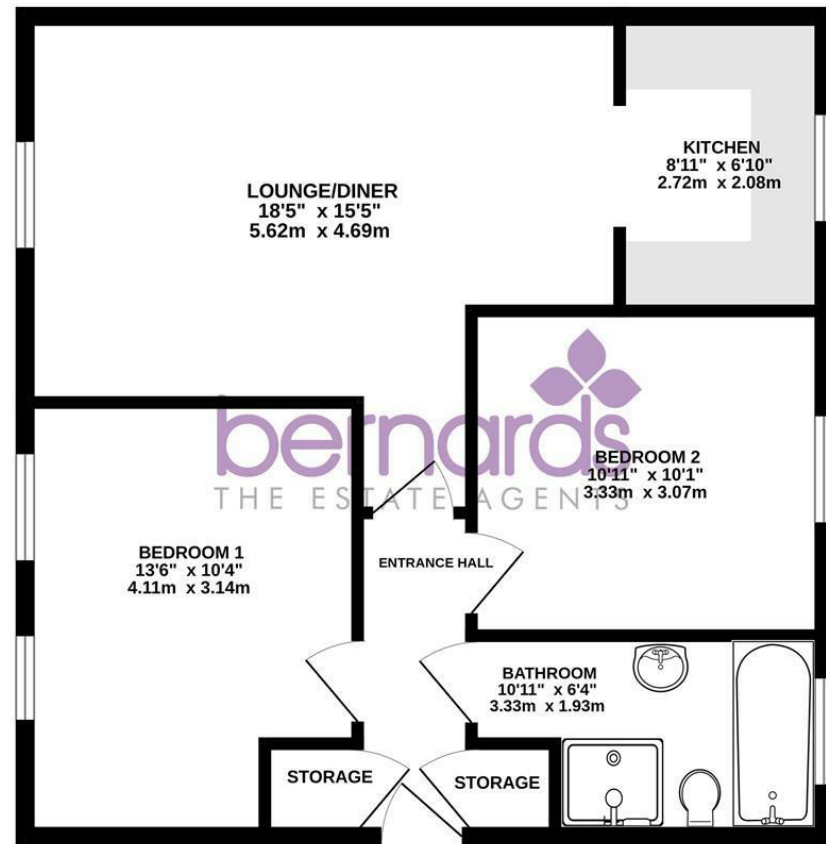
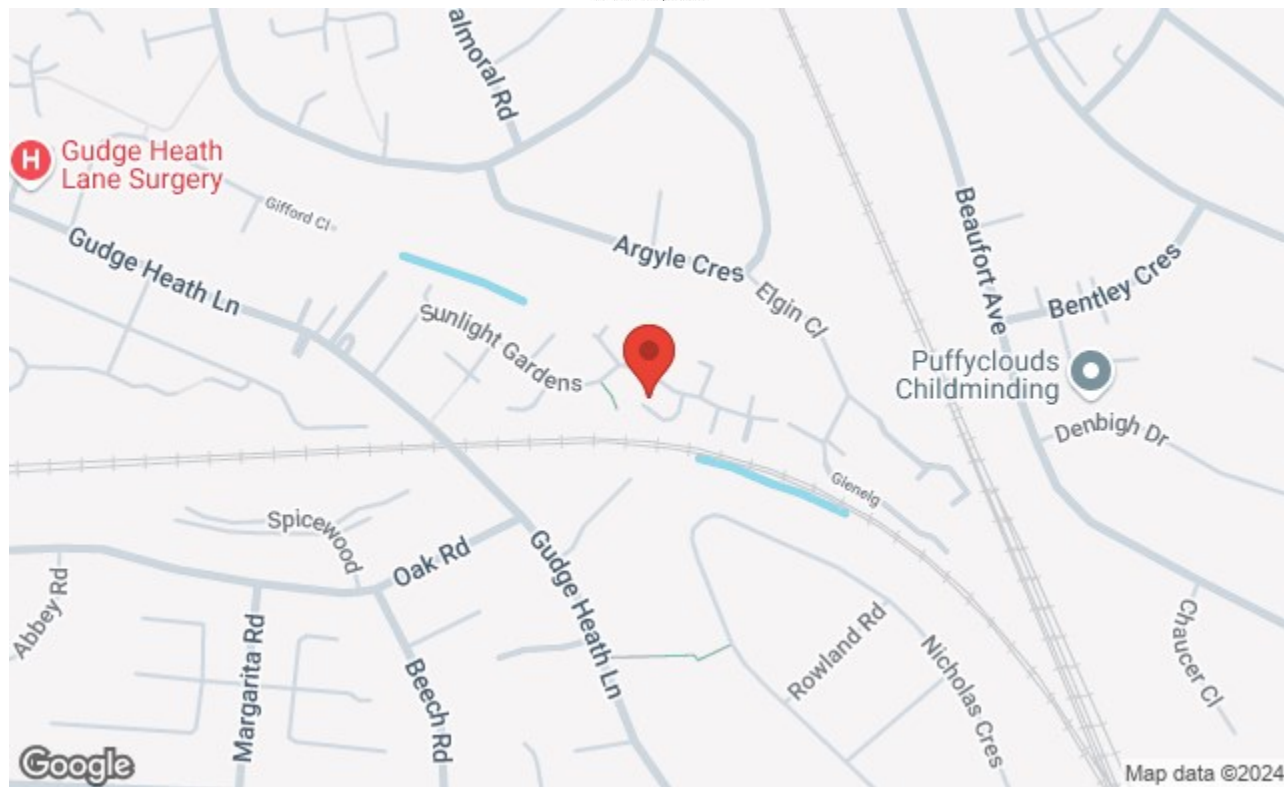


1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA: 630 sq.ft. (58.5 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.
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79 High Street, Fareham, Hampshire, PO16 7AX
 t: 01329756500



Offers In Excess Of £190,000

Sunlight Gardens, Fareham PO15 6DQ



HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ FOUR PIECE BATHROOM
- ❖ MODERN FITTED KITCHEN
- ❖ LOUNGE/DINER
- ❖ ALLOCATED PARKING TO THE REAR
- ❖ WALKING DISTANCE TO TRAIN STATION
- ❖ EPC B
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ A MUST VIEW

Welcome to this charming first-floor apartment located in the desirable Sunlight Gardens, Fareham. This purpose-built flat boasts a spacious 630 sq ft of living space, perfect for those seeking a cosy yet modern home.

Upon entering, you are greeted by a welcoming reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two lovely bedrooms, offering ample space for a small family, guests, or even a home office.

The flat also includes a well-maintained bathroom, ensuring convenience and comfort for the residents. Built in 2009, this property combines contemporary design with quality construction, providing a stylish

and functional living space.

One of the standout features of this apartment is its proximity to the train station, making commuting a breeze for busy professionals or those who enjoy exploring the surrounding areas. Additionally, with parking available for one vehicle, convenience is truly at your doorstep.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a lucrative opportunity, this flat caters to a variety of needs. Don't miss out on the chance to own a piece of this vibrant community in Fareham.

Contact us today to arrange a viewing and envision the possibilities that this lovely flat has to offer.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/DINER
18'5" * 15'4" (5.62 * 4.69)

KITCHEN
8'11" * 6'9" (2.72 * 2.08)

BEDROOM ONE
13'5" * 10'3" (4.11 * 3.14)

BEDROOM TWO
10'11" * 10'0" (3.33 * 3.07)

BATHROOM
10'11" * 6'3" (3.33 * 1.93)

COUNCIL TAX BAND B

LEASE INFORMATION
Lease length 113 Years
Ground Rent £150
Service Charge £1500

All information has been given to us from the seller.

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.

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			
(92-100) A		83	83
(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			



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