



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



Guide Price £170,000

High Street, Fareham PO16 7BQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ ALLOCATED PARKING
- ❖ GEORGIAN STYLE BUILDING BUILT IN THE 1970'S
- ❖ CENTRAL FAREHAM HIGH STREET LOCATION
- ❖ TWO DOORS INCLUDING A PRIVATE GEORGIAN STYLED WOODEN FRONT DOOR
- ❖ SASH WINDOWS
- ❖ GAS FIRED CENTRAL HEATING
- ❖ SUPERIOR FINISH THROUGHOUT
- ❖ ONE BEDROOM MODERN APARTMENT
- ❖ TENANT IN SITU

Altavia House is a fine detached BRICK BUILT GEORGIAN STYLED PROPERTY CONSTRUCTED IN THE 1970's, perfectly located on Fareham's prestigious and historic High Street.

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.

This particular apartment was originally the show flat when the apartments were first sold. It boasts one double bedroom, a large open plan kitchen/living area and a beautifully finished bathroom.

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



PROPERTY INFORMATION

LOUNGE/KITCHEN

- 21'06" x 12'00" (6.55 x 3.66)
- Howdens high gloss white slab doors with integrated linear pull handles
- Solid oak block 40mm worktops with upstands
- Neff integrated appliances to include single oven, hob, extractor hood, fridge, freezer, washer/dryer and slimline dishwasher
- Recessed ceiling spotlights and LED mood lighting
- Glass splash back to hob
- Engineered oak flooring
- Sash windows to front aspect
- Solid Georgian style door

BEDROOM ONE

- 10'11" x 12'07" (3.33 x 3.84)
- Smooth ceiling and walls, sash window to rear aspect, radiator, built in wardrobe, carpet.

BATHROOM

- 5'06" x 7'00" (1.68 x 2.13)
- Fully tiled walls and floors Azteca Ceramica (Spain)
- Feature recessed mirror with LED lighting operated by movement sensor
- Ivo back to wall WC with soft close seat and cover
- Lavabo contemporary 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 radiator
- Recessed ceiling spotlights

COMMUNAL AREAS

- Communal hallways will be bright and airy with white painted ceilings, walls and woodwork
- Hard wearing commercial-grade carpets
- Fully addressable fire alarm system
- Emergency lighting
- Access via secure intercom system

ELECTRICAL SPECIFICATIONS

- Living rooms and bedrooms will be pre-wired to allow owners to choose between Sky, Freeview or terrestrial television reception
- Ample sockets and switches from the <http://www.scolmore.com/products/definity/> range which have screw less white polycarbonate face plates and brushed stainless steel switches
- Telephone points
- Ethernet points to allow direct connection to the internet by buyers own Smart TVs
- Recessed ceiling spotlights to kitchen areas, hallways and bathrooms
- Secure entry systems
- Provision for wireless intruder alarms (buyer option details tbc)
- Communal CCTV system accessible via internet by all property owners

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PARKING

One allocated parking space per flat.

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

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.

RENTAL INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,025PCM. This would provide a 7.03% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(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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