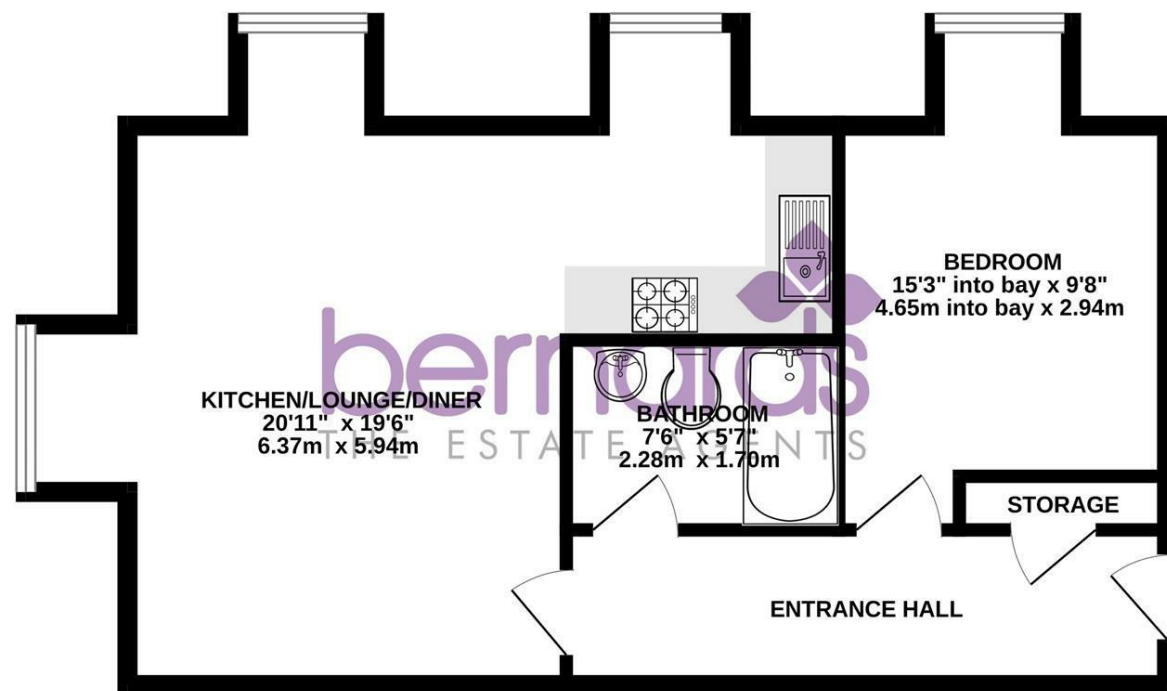
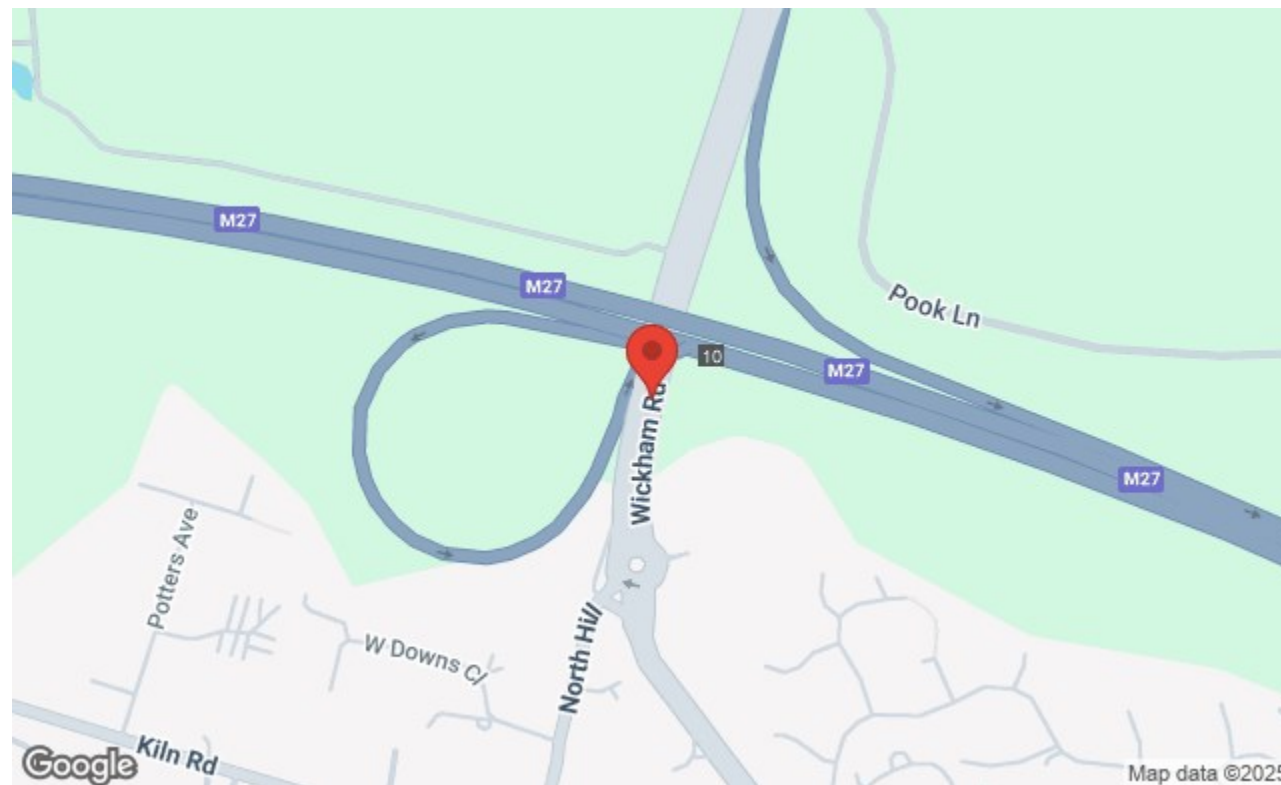


TOP FLOOR  
553 sq.ft. (51.4 sq.m.) approx.



TOTAL FLOOR AREA : 553 sq.ft. (51.4 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 £170,000

118 Wickham Road, Fareham PO16 7FP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TOP FLOOR APARTMENT
- ❖ ONE BEDROOM
- ❖ OPEN PLAN LIVING SPACE
- ❖ KITCHEN
- ❖ DOUBLE GLAZED
- ❖ BATHROOM
- ❖ CENTRAL HEATING
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ ALLOCATED PARKING
- ❖ MUST VIEW

Furze Court, Block C, is an exquisite contemporary residence conveniently situated along Fareham's esteemed Wickham Road. Completed in the summer of 2017, this home boasts a delightful modern design.

Nestled conveniently close to Fareham town center and with easy access to transportation via the M27, this development offers both convenience and connectivity. Residents can enjoy the serene ambiance of communal gardens, along with allocated parking and impeccable finishing touches, making this premium apartment an idyllic abode.

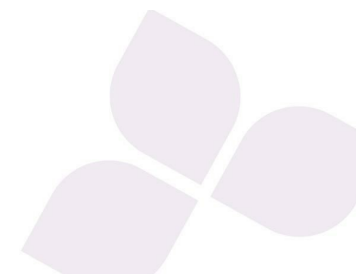
Comprising open planned living space, kitchen with space for all kitchen appliances, main bedroom with ample space for all bedroom furniture and main bathroom with shower over bath. This modern apartment comes with complete double glazed windows, electric central heating and Karndean flooring.

Contact Bernards Fareham today to schedule an internal viewing and experience the allure of this exceptional property firsthand.

Call today to arrange a viewing

01329756500

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





# PROPERTY INFORMATION

## 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.

## LETTINGS 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 £925PCM. This would provide a 6.53% 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](mailto:fareham@bernardsea.co.uk).

## 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.

## LEASEHOLD INFORMATION

Management Company :Ensign Commerce LTD  
Lease Length : 125 Years from 25th December 2016 - 119 Years Remaining  
Ground Rent : £250 P/A  
Service Charge : £1252.62 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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		
EU Directive 2002/91/EC		
England & Wales		



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