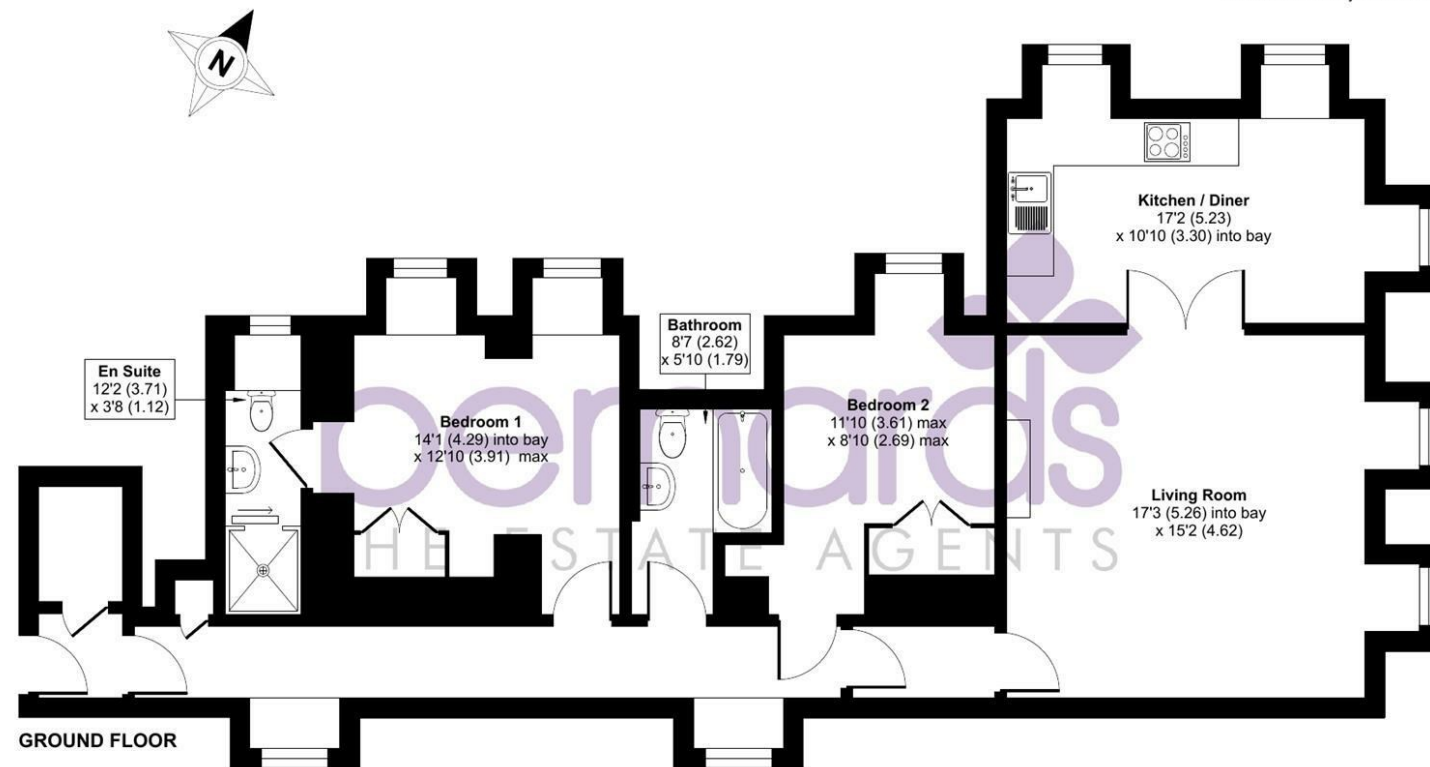
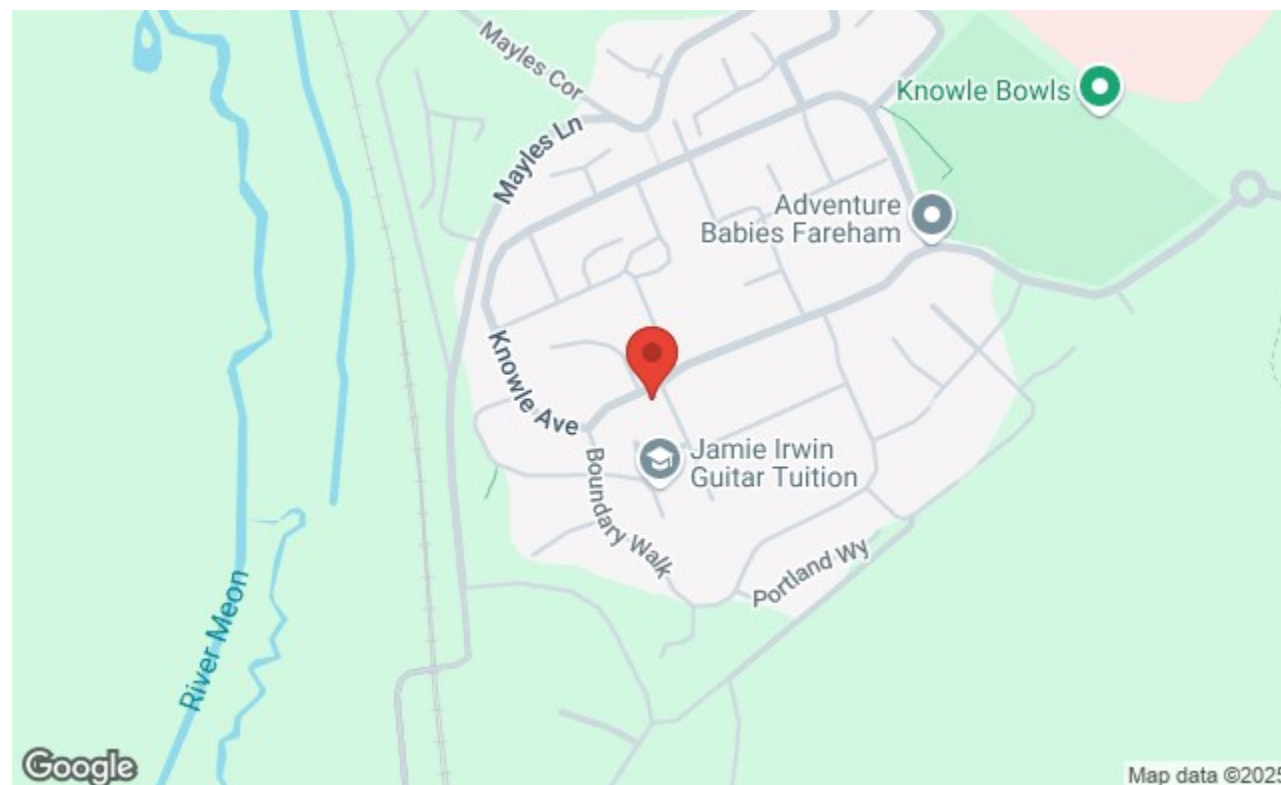


Kingswood Place, Serotine Close, Knowle, Fareham, PO17

Approximate Area = 954 sq ft / 88.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1278900



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



Guide Price £240,000

Serotine Close, Fareham PO17 5FG

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GRADE II LISTED APARTMENT
- ❖ TWO BEDROOMS
- ❖ ENSUITE AND BATHROOM
- ❖ LARGE LIVING AREA
- ❖ KITCHEN/DINER
- ❖ ALLOCATED PARKING
- ❖ REQUESTED KNOWLE VILLAGE LOCATION
- ❖ COMMUNAL GARDENS
- ❖ LONG LEASE
- A MUST VIEW

Located in the charming village of Knowle, Fareham, this prestigious lower ground floor Grade II apartment on Serotine Close offers a delightful blend of modern living and historical elegance.

Spanning an impressive 954 square feet, this beautifully presented flat features two well-proportioned bedrooms and two bathrooms, making it an ideal choice for couples or small families seeking comfort and convenience.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and character, perfect for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere throughout. The communal garden area at the rear of the building provides a serene outdoor retreat, ideal for enjoying the fresh air or hosting gatherings with friends and family.

In addition to its aesthetic appeal, this property also offers practical amenities, including parking for one vehicle, ensuring ease of access in this tranquil village setting. The location is perfect for those who appreciate a peaceful lifestyle while still being within reach of local amenities and transport links.

This flat is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in a historic building within a picturesque community. Whether you are looking to invest or find your next home, this property is sure to impress with its charm and character.

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



PROPERTY INFORMATION

LIVING ROOM
17'3" * 15'1" (5.26 * 4.62)

KITCHEN/DINER
17'1" * 10'9" (5.23 * 3.30)

BEDROOM ONE
14'0" * 12'9" (4.29 * 3.91)

ENSUITE
12'2" * 3'8" (3.71 * 1.12)

BEDROOM TWO
11'10" * 8'9" (3.61 * 2.69)

BATHROOM
8'7" * 5'10" (2.62 * 1.79)

COUNCIL TAX BAND C

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. Bernard's 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.

ANTI-MONEY LAUNDERING (AML)

Bernard's 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 QUOTE

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.

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.

BERNARD'S 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!

LEASE INFORMATION

Lease Information
976 years remaining
Ground rent £100 every 6 months
Service Charge - £1260 every 6 months



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	63
(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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