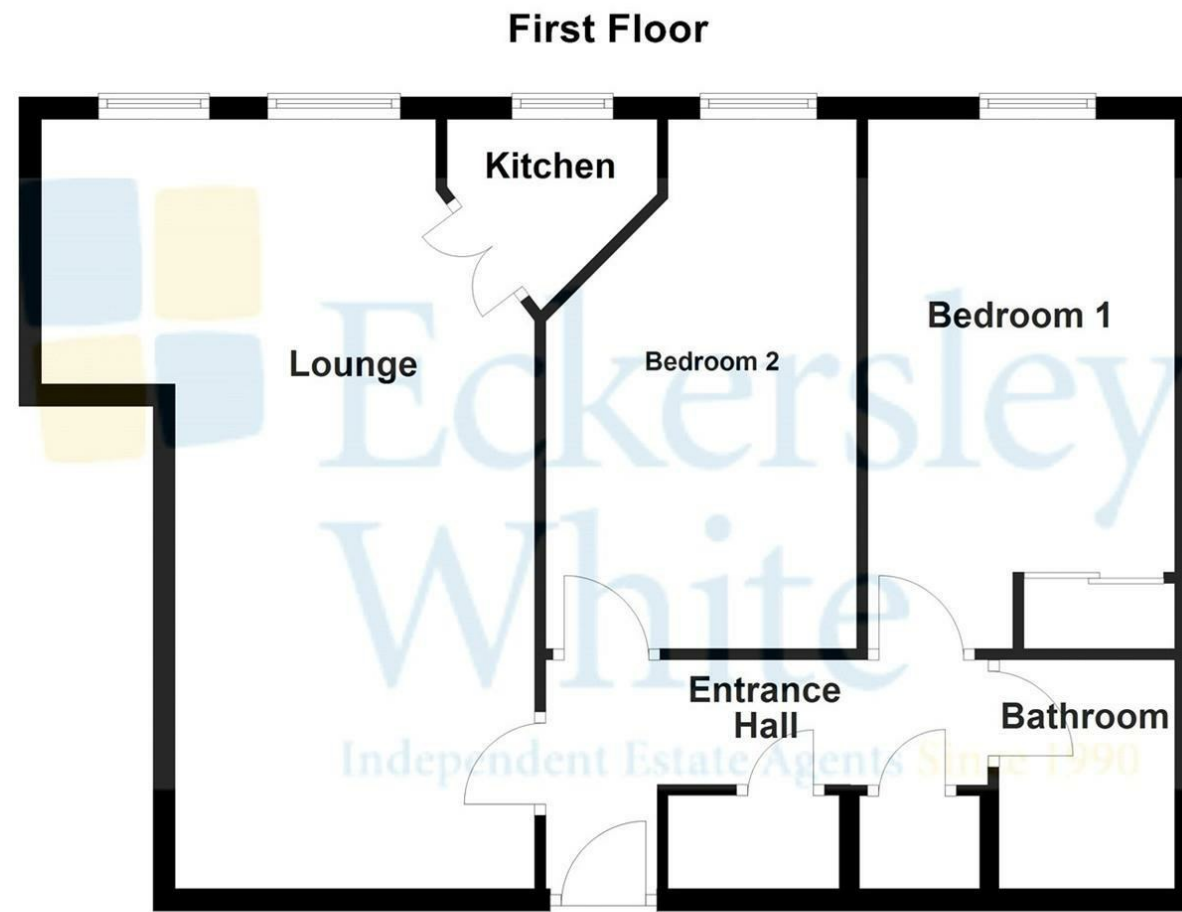




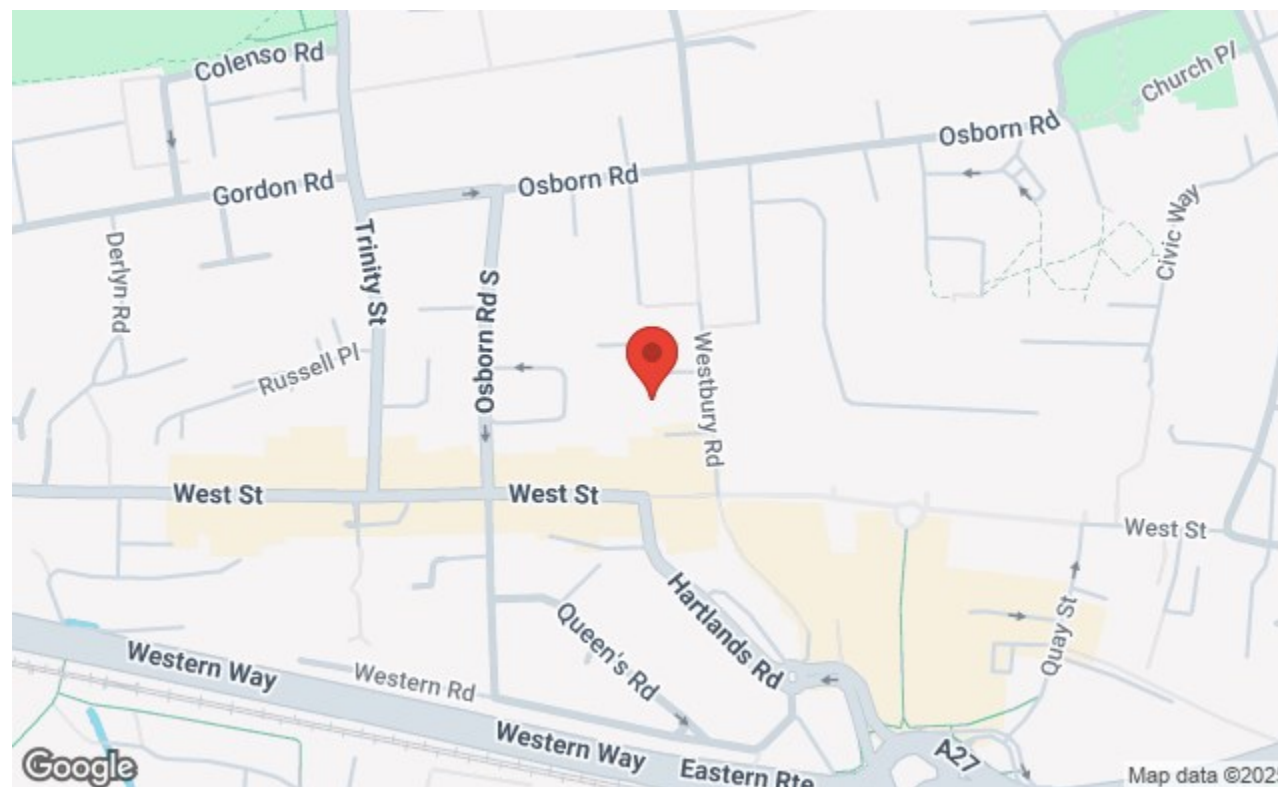
Guide Price £159,000

Westbury Road, Fareham PO16 7US

bernards
THE ESTATE AGENTS



These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



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



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ TWO BEDROOM APARTMENT
- ❖ SHOWER ROOM
- ❖ MODERN FITTED KITCHEN
- ❖ FIRST FLOOR
- ❖ LIFT IN BLOCK
- ❖ RESIDENTIAL PARKING
- ❖ RETIREMENT BLOCK
- ❖ WALKING DISTANCE TO SHOPS
- ❖ A MUST VIEW

Situated in the heart of Fareham Town, this charming retirement flat on Westbury Road offers a delightful living experience for those seeking a peaceful yet vibrant community. The property features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining friends or enjoying quiet evenings at home.

The flat boasts a well-appointed shower, ensuring convenience and comfort for its residents. One of the standout features of this property is the pleasant resident gardens, which offer a serene outdoor space for leisurely strolls or simply enjoying the fresh air. This tranquil setting is perfect for those who appreciate nature and wish to

unwind in a beautiful environment.

Being chain-free, this property presents an excellent opportunity for a smooth and hassle-free transition into your new home. With its prime location, you will find yourself just a stone's throw away from the amenities and services that Fareham Town has to offer, including shops, cafes, and public transport links.

This retirement flat is not just a place to live; it is a community where you can enjoy your golden years in comfort and style. Whether you are looking to downsize or seeking a new chapter in life, this property is sure to meet your needs. Do not miss the chance to make this lovely flat your new home.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

- LOUNGE
- KITCHEN
- BEDROOM ONE
- BEDROOM TWO
- SHOWER ROOM
- COUNCIL TAX BAND C
- 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.

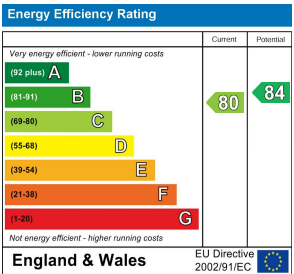
SOLICITOR

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.

LEASE INFORMATION

98 years remaining on the lease
£720 ground rent
£3513 service charge

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.



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