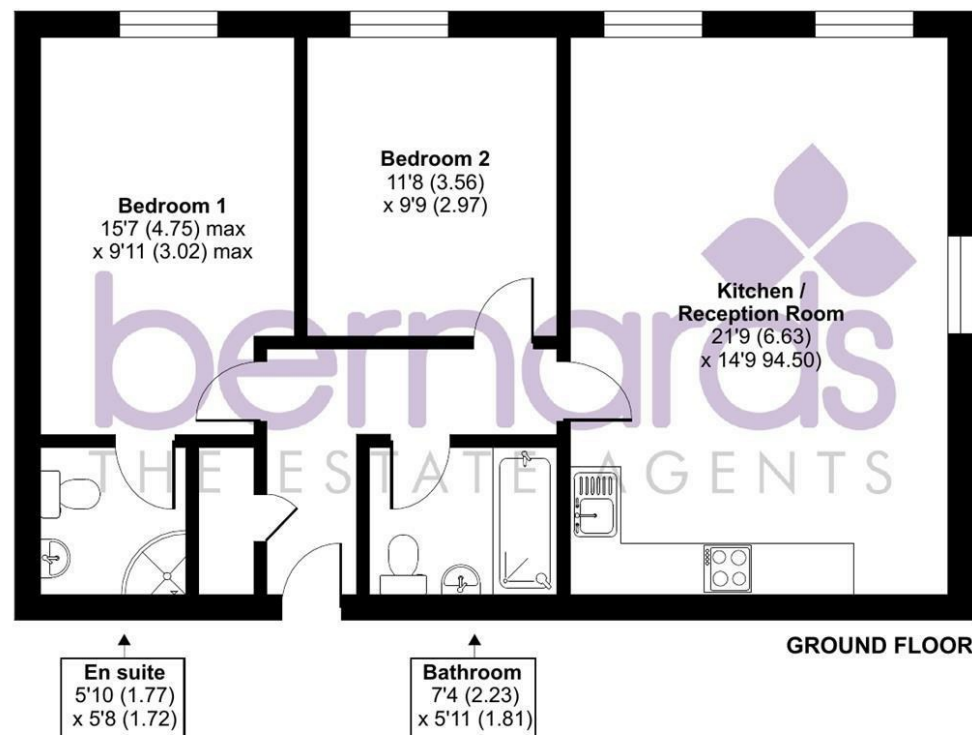


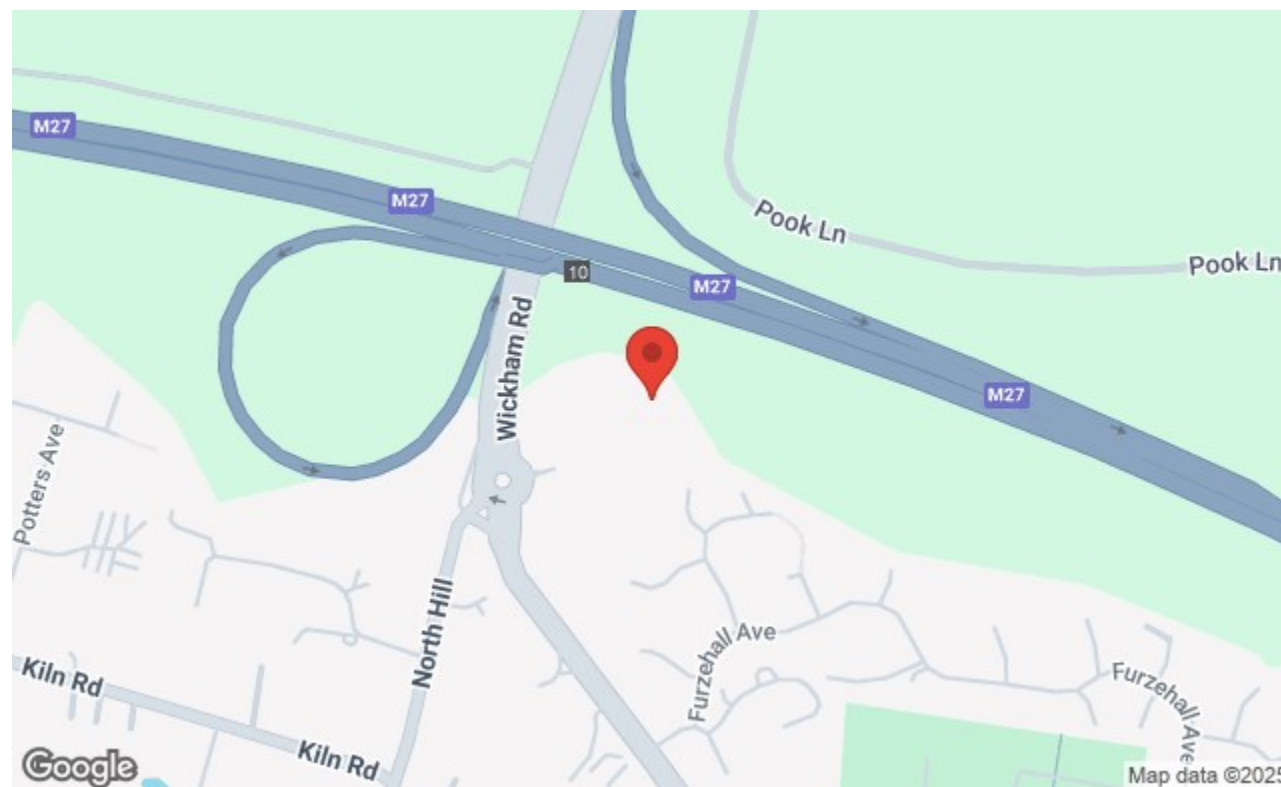


Wickham Road, Fareham, PO16

Approximate Area = 764 sq ft / 71 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1291108



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



Guide Price £215,000

Wickham Road, Fareham PO16 7FR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ GROUND FLOOR APARTMENT
- ❖ TWO BEDROOMS
- ❖ EN SUITE TO MAIN BEDROOM
- ❖ ALLOCATED PARKING AND VISITOR PARKING
- ❖ OPEN PLAN LIVING SPACE
- ❖ MODERN FITTED KITCHEN
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ GREAT CONNECTION TO THE MOTORWAY
- ❖ A MUST VIEW

Welcome to this modern ground floor apartment located on Wickham Road in Fareham. This delightful property offers a spacious living environment, boasting a generous 764 square feet of well-designed space. With two comfortable bedrooms and two bathrooms, it is perfect for small families, couples, or individuals seeking a stylish and convenient home.

As you enter the apartment, you will find a welcoming reception room that provides an ideal space for relaxation and entertaining. The modern design throughout the property ensures a bright and airy atmosphere, making it a pleasure to come home to. The well-appointed kitchen complements the living area, offering functionality and style for those who enjoy cooking.

One of the standout features of this apartment is the convenience of having no forward chain,

allowing for a smooth and hassle-free purchase process. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable location.

Situated in Fareham, this apartment benefits from excellent local amenities, including shops, schools, and transport links, making it an ideal choice for those who appreciate both comfort and accessibility.

In summary, this modern two-bedroom apartment on Wickham Road is a fantastic opportunity for anyone looking to invest in a stylish and practical home. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your own.

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



PROPERTY INFORMATION

KITCHEN/RECEPTION ROOM
21'9" * 15'1" (6.63 * 4.6)

BEDROOM ONE
15'7" * 9'10" (4.75 * 3.02)

EN SUITE
5'9" * 5'7" (1.77 * 1.72)

BEDROOM TWO
11'11" * 9'8" (3.65 * 2.97)

BATHROOM
7'3" * 5'11" (2.23 * 1.81)

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

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

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 - 111 Years Remaining
Ground Rent : £250 P/A
Service Charge : £1334 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.

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!



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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