

TOTAL FLOOR AREA: 803 sq.ft. (74.6 sq.m.) approx



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



Offers Over £170,000

Redlands Lane, Fareham PO16 0UG





HIGHLIGHTS

OVER 800 SQFT OF SPACE

BALCONY AND PRIVATE FRONT **DOOR**

OWN FREEHOLD GARAGE TOP FLOOR

TWO LARGE DOUBLE BEDROOMS

GENEROUS SIZE KITCHEN MODERN FITTINGS THROUGHOUT

MOVE IN READY COMMUNAL GARDEN AREAS

• REDLANDS SCHOOL CATCHMENT

Spacious Top-Floor Masionette with Balcony, Private Entrance & Garage — Over 800 Sq Ft in the Desirable Redlands School Catchment!

This well-proportioned two double bedroom top-floor Masionette offers over 800 sq ft of living space in a highly sought-after location.

Enjoy the privacy of your own front door and the benefit of a private WITH AN OVERSIZE BEDROOM ONE balcony, ideal for outdoor seating. The property also comes with its own freehold garage, providing secure parking or additional storage.

Inside, the apartment features a

spacious living room, a generous kitchen, and a bathroom, along with two large double bedrooms including an oversized principal bedroom with plenty of space.

Residents also have access to wellmaintained communal garden areas, adding green space to this attractive home.

Located within the popular Redlands School catchment, this property offers excellent space, practical features, and a convenient setting — ideal for firsttime buyers or couples.

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





PROPERTY INFORMATION

15'10" x 12'9" (4.85 x 3.89)

KITCHEN 12'6" x 9'7" (3.82 x 2.94)

BEDROOM ONE 16'0" x 11'6" (4.88 x 3.51)

BEDROOM TWO 11'8" x 9'6" (3.57 x 2.92)

BATHROOM 7'1" x 5'0" (2.16 x 1.53)

BALCONY 9'10" x 2'11" (3.01 x 0.91)

LEASEHOLD INFORMATION

This information is not to be relied upon, any purchaser must check the leasehold information via their

Length of lease - circa 93 years remaining

Service charge - £50 a month Ground Rent - £0

ANTI-MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete antimoney 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 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 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. further details Our fee is competitively priced, and we can help advise and TENURE 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.

REMOVALS 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

SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective property. Please note the AML 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 put forward an offer without the 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







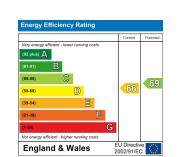
















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