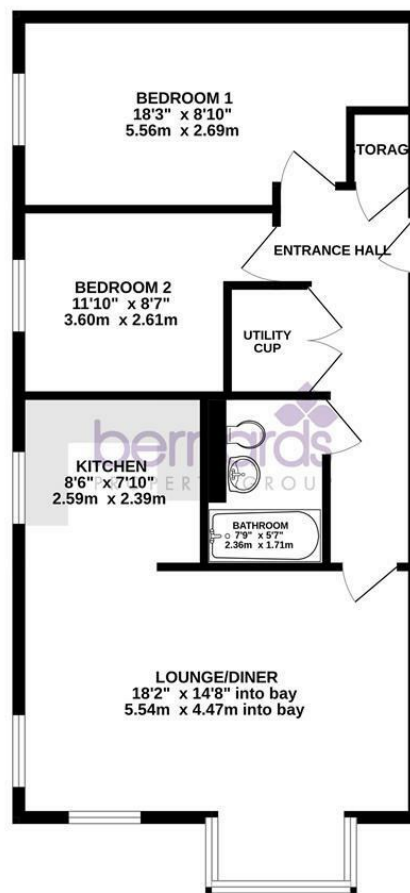
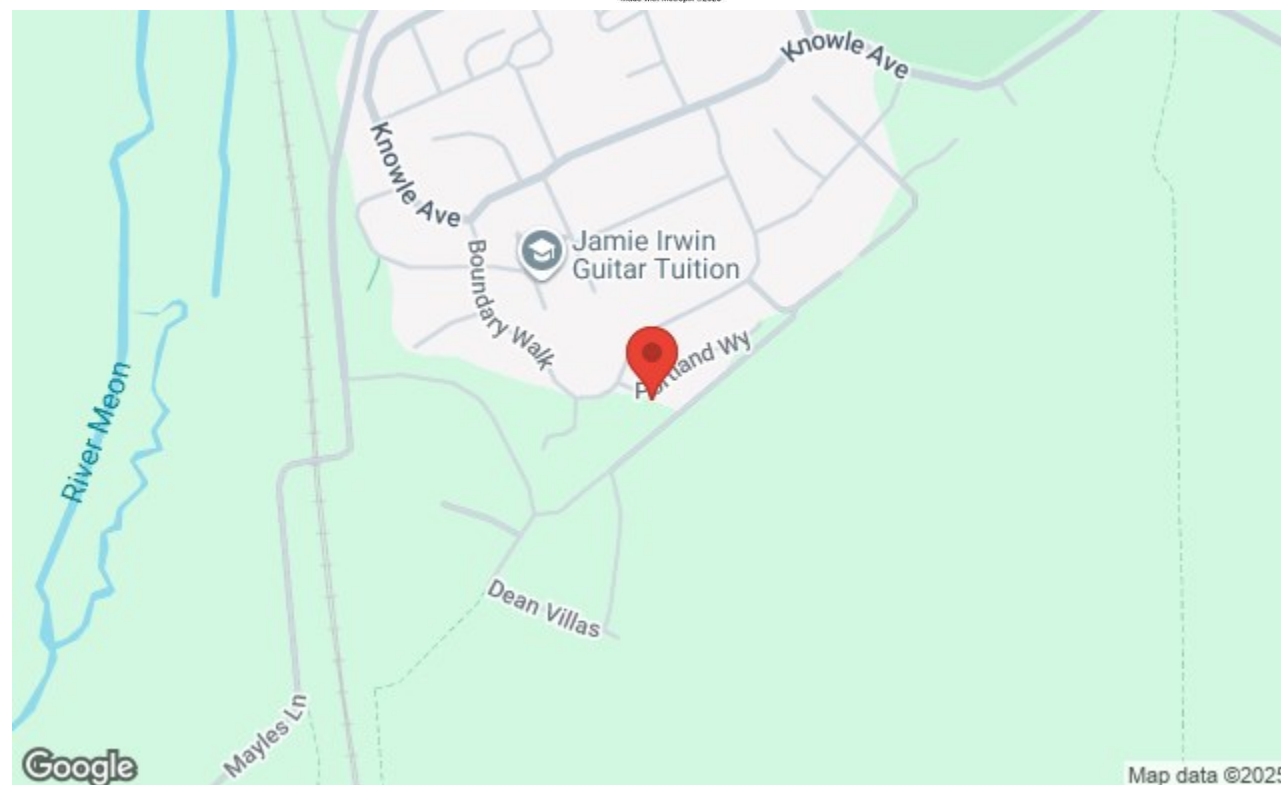


1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.4 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 misstatement. 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



Guide Price £185,000

Portland Way, Fareham PO17 5GN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO CHAIN
- ❖ FIRST FLOOR
- ❖ TWO BEDROOMS
- ❖ BAY WINDOW
- ❖ NEW KITCHEN (2025)
- ❖ MODERN BATHROOM
- ❖ ENERGY EFFICIENT
- ❖ PERIOD-STYLE DEVELOPMENT
- ❖ ALLOCATED PARKING
- ❖ MUST VIEW

No chain. This beautifully presented two-bedroom flat is located in the sought-after village of Knowle. Positioned on the first floor, it offers a bright dual-aspect reception room with a bay window and pleasant views.

The kitchen, newly fitted in March 2025, is stylish and semi-open-plan. The spacious main bedroom measures eighteen feet, complemented by a second double bedroom and a bathroom finished with elegant travertine-style tiling. Well-insulated walls, double

glazing, and gas central heating contribute to an excellent energy-efficiency rating.

Pater Court forms part of a modern development built in a period style to complement the surrounding converted Victorian hospital buildings. The flat benefits from an allocated parking space.

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



PROPERTY INFORMATION

BEDROOM 1
18'2" x 8'9" (5.56 x 2.69)

BEDROOM 2
11'9" x 8'6" (3.60 x 2.61)

BATHROOM
7'8" x 5'7" (2.36 x 1.71)

LOUNGE/DINER
18'2" x 14'7" (5.54 x 4.47)

KITCHEN
8'5" x 7'10" (2.59 x 2.39)

LEASEHOLD INFORMATION

Lease Length : 110 Years Remaining
Ground Rent & Service Charge :
£234.46 Per Month

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.

TENURE
Leasehold

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 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.

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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