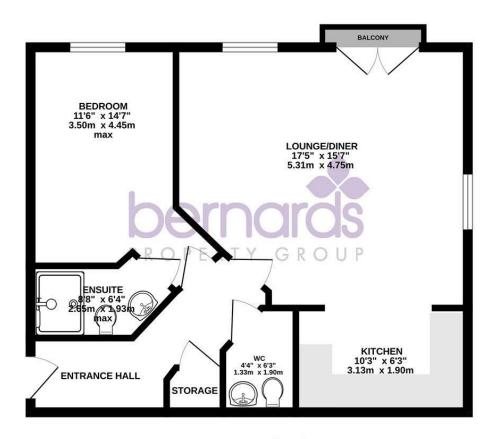
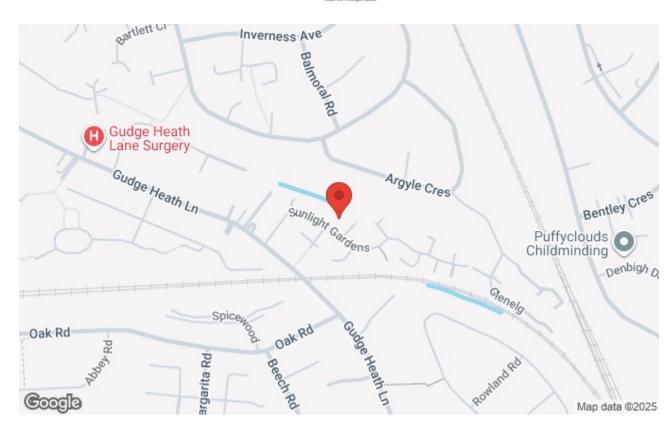
2ND FLOOR 569 sq.ft. (52.9 sq.m.) approx.







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



Offers In Excess Of £160,000

Sunlight Gardens, Fareham PO15 6DG





HIGHLIGHTS

NO FORWARD CHAIN

TOP FLOOR APARTMENT

ONE BEDROOM **ENSUITE AND W/C**

LARGE LOUNGE/DINER

FITTED KITCHEN ALLOCATED PARKING

IDEAL FIRST TIME BUYER PURCHASE One of the standout features of this property is

WALKING DISTANCE TO FAREHAM TRAIN STATION

A MUST VIEW

Welcome to this charming one-bedroom flat located in the desirable Sunlight Gardens, Fareham. This purpose-built property offers a comfortable living space of 569 square feet, making it an ideal choice for first-time buyers or those seeking a convenient rental opportunity.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a spacious bedroom complete with an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a separate W/C, adding to the practicality of the

the allocated parking space for one vehicle, a valuable asset in this bustling area. Furthermore, the flat is offered with no forward chain, allowing for a smooth and efficient purchase process.

Location is key, and this flat does not disappoint. It is within walking distance to Fareham train station, providing excellent transport links for commuters and easy access to nearby amenities. The surrounding area boasts a variety of shops, cafes, and parks, making it a delightful place to

In summary, this one-bedroom flat in Sunlight Gardens presents a fantastic opportunity for those looking for a modern and convenient home in Fareham. With its desirable features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely property your own

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





PROPERTY INFORMATION

LOUNGE/DINER 17'5" * 15'7" (5.31 * 4.75)

KITCHEN 10'3" * 6'2" (3.13 * 1.90)

BEDROOM 11'5" * 14'7" (3.50 * 4.45)

ENSUITE 8'8" * 6'3" (2.65 * 1.93)

W/C 4'4" * 6'2" (1.33 * 1.90)

COUNCIL TAX BAND A

TENURE Leasehold

132years remaining on the lease £125 ground rent £1653.95 Service Charae

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

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

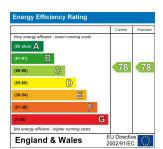
BERNARDS MORTGAGE & PROTECTION

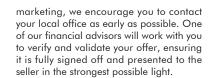
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless 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 on this or any other property we are





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

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

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. 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.

DISCLOSURE STATEMENT

These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.

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