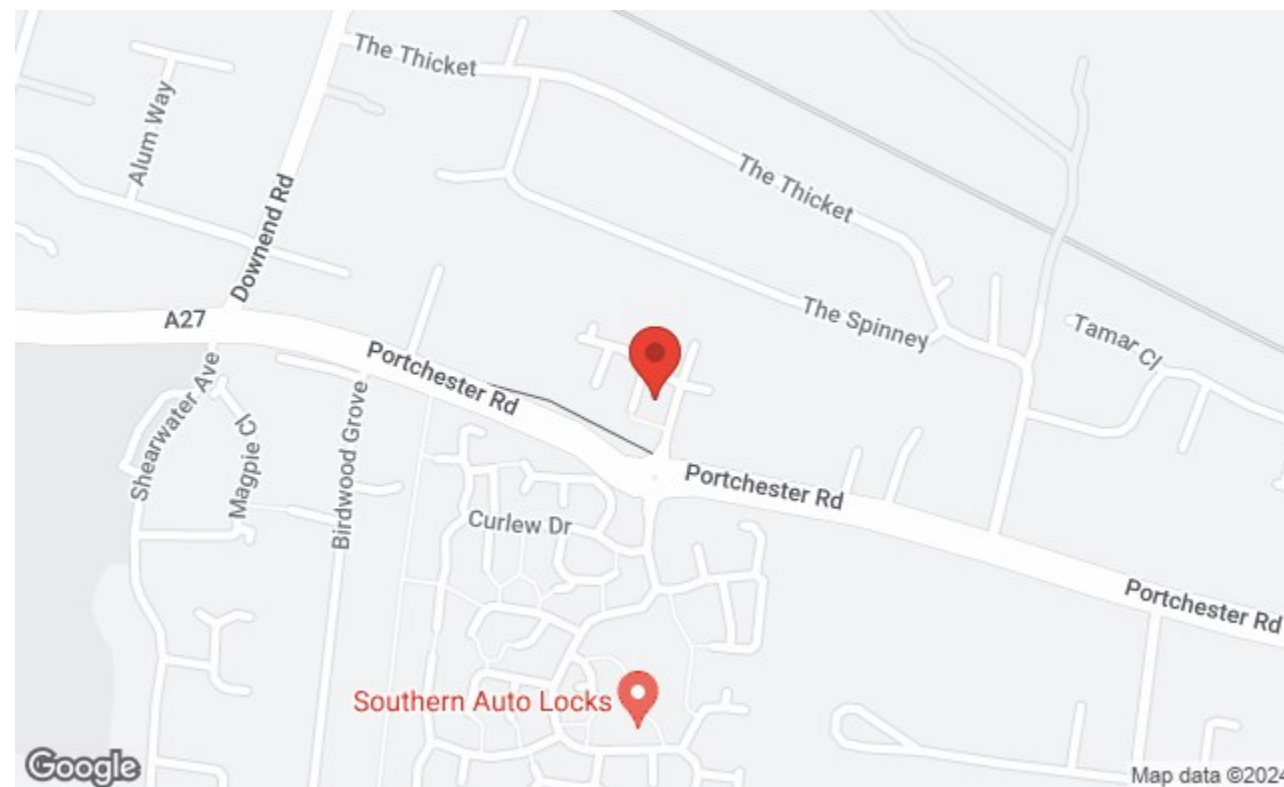


APARTMENT FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 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 mis-statement. 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



Offers Over £160,000

Temeraire House, Fareham PO16 8GF



HIGHLIGHTS

- ONE BEDROOM FLAT
- ALLOCATED PARKING
- OPEN PLANNED LIVING/KITCHEN AREA
- THREE PIECE BATHROOM
- NATURALLY DECORATED
- PORTCHESTER LOCATION
- CLOSE TO MOTORWAYS
- MINUTES FROM FAREHAM TOWN CENTRE
- QUIET LOCATION
- CHAIN FREE

We are excited to introduce this attractive one-bedroom residence, complete with designated parking. Situated on the second floor of a well-maintained building, the property welcomes you with a neutral hallway that bathes the apartment in ample natural light.

Beyond the hallway, discover a combined living and kitchen space adorned with feature walls, neutral cream carpets, and a fully equipped kitchen. The double bedroom offers ample space for your bed and wardrobe, while a

contemporary three-piece bathroom suite, including an over-shower bath, adds a touch of modernity.

The property comes with the added convenience of allocated parking and is conveniently located a short distance from the A27 and A3.

The property is offered end of chain as well.

Call today to arrange a viewing
01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING/DINING ROOM

19'9" x 11'0" (6.04 x 3.37)

BEDROOM ONE

11'4" x 9'1" (3.47 x 2.77)

BATHROOM

6'8" x 6'3" (2.05 x 1.91)

PARKING

One allocated parking space per flat.

COUNCIL TAX BAND B

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

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.

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.

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!

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.

LEASE INFORMATION

Lease length remaining: 136 years
 - Maintenance Charge: £147 per month
 - Service Charge: £222 per year
 (Both to be paid every six months)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		76	84
England & Wales			

Scan here to see all our properties for sale and rent



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