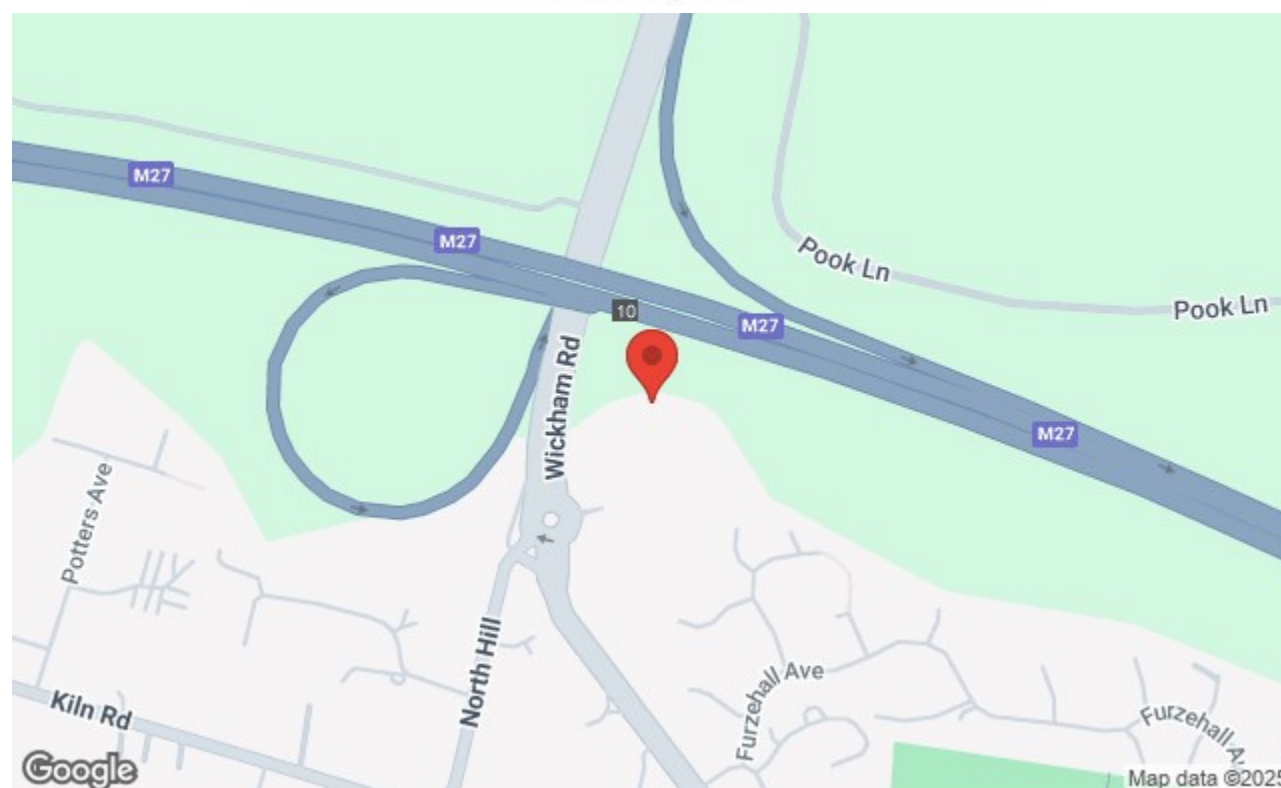


TOTAL APPROX. FLOOR AREA 677 SQ.FT. (62.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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



Guide Price £170,000

118 Wickham Road, Fareham PO16 7FP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ ALLOCATED OFF ROAD PARKING
- ❖ CONTEMPORARY FITTED KITCHEN
- ❖ STUNNING BATHROOM
- ❖ FANTASTIC LOCATION
- ❖ EN-SUITE TO MASTER
- ❖ PRIVATE ENTRANCE
- ❖ GROUND FLOOR
- ❖ SOUGHT AFTER LOCATION
- NO FORWARD CHAIN

Furze Court Block C is a beautifully built contemporary development, ideally positioned on Fareham's prestigious Wickham Road. Recently transformed through an extensive refurbishment, the building now comprises ten high-quality one- and two-bedroom apartments.

Perfectly situated within easy reach of Fareham town centre and excellent transport links to the M27, the development also benefits from communal gardens, allocated parking and an exceptional modern finish. These premium apartments offer an ideal letting opportunity for both professionals and families.

This particular flat is currently empty and ready for immediate occupation. It is

generously sized throughout and features its own private entrance. Inside, you will find two spacious double bedrooms, with the master bedroom enjoying a stylish, contemporary ensuite.

The open-plan kitchen/lounge/diner is bright and airy, flooded with natural light—an inviting space for both day-to-day living and entertaining.

A modern fitted three-piece bathroom completes the property, providing a calm and comfortable place to relax and unwind.

We highly recommend arranging a viewing at your earliest convenience to avoid disappointment.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

19'10" x 11'7" (6.05m x 3.53m)
Smooth ceiling with inset spotlights, smooth walls, double glazed window side aspect, range of high gloss wall and base units with roll top work surfaces, sink and drainer, electric hob, oven with extractor fan over, Amtico style flooring.

BEDROOM

17'2" x 9'2" (5.23m x 2.79m)
Smooth ceiling, smooth walls, double glazed window to front aspect, carpeted flooring.

ENSUITE

6'10" x 5'2" (2.08m x 1.57m)
Smooth ceiling with inset spotlights, tiled and smooth walls, low flush W/C, panel enclosed shower cubicle and thermostatic shower cubicle, extractor fan, pedestal wash hand basin, chrome heated towel rail, vinyl flooring.

BEDROOM

12'11" x 10'7" (3.94m x 3.23m)
Smooth ceiling, smooth walls, double glazed window to front aspect, carpeted flooring.

BATHROOM

6'1" x 5'6" (1.85m x 1.68m)
Smooth ceiling with inset spotlights, tiled and smooth walls, low flush W/C, panel enclosed bath with shower screen and thermostatic shower over, extractor fan, pedestal wash hand basin, chrome heated towel rail, vinyl flooring.

LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £1,175PCM. This would provide a 7.05% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 0 1 3 2 9 7 5 6 5 0 0 or email fareham@bernardsea.co.uk.

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

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 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.

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.

LEASE INFORMATION

Lease Length - 110 Years
Ground rent - £250 per annum
Service Charge - £1100 per annum

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



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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