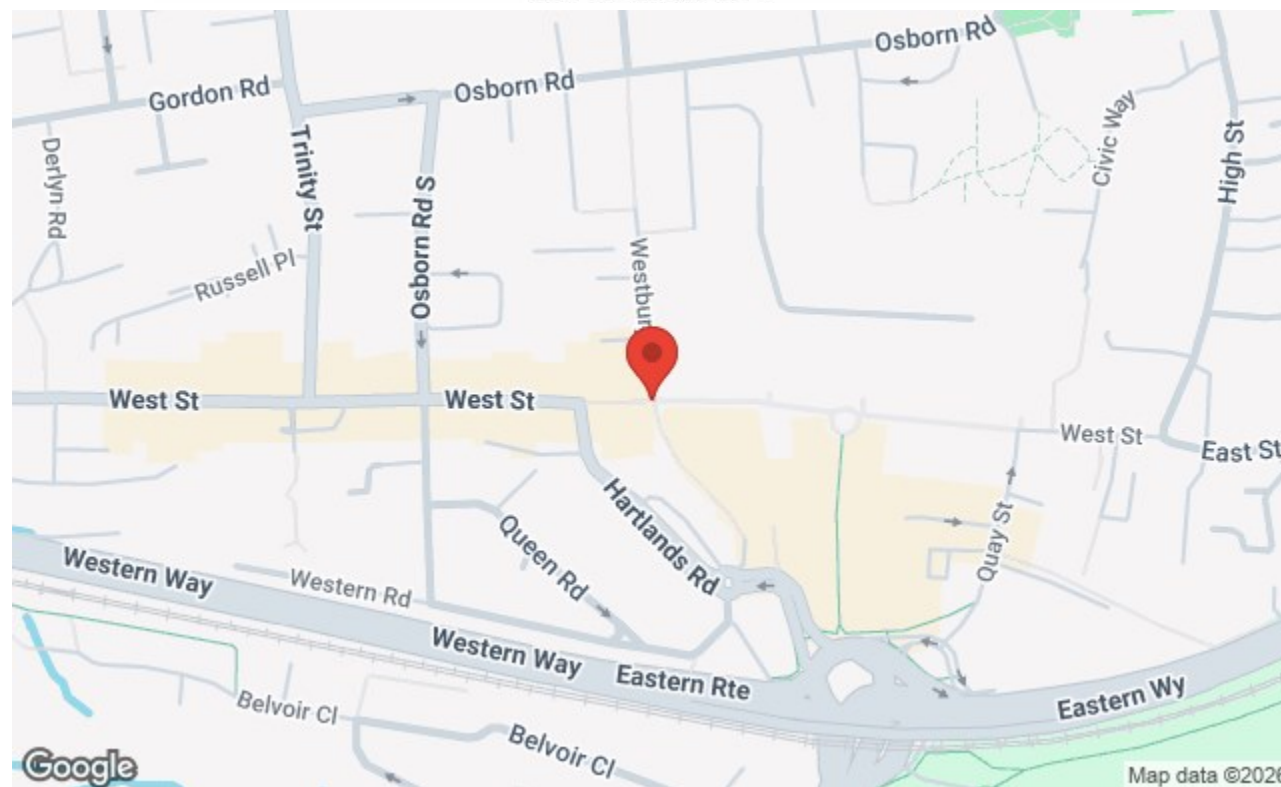


TOTAL APPROX. FLOOR AREA 472 SQ.FT. (43.8 SQ.M.)

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 £125,000

Westbury Road, Fareham PO16 7US



## HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ ONE BEDROOM PURPOSE BUILT RETIREMENT APARTMENT
- ❖ RECENTLY REFURBISHED KITCHEN WITH NEW APPLIANCES
- ❖ SHOWER ROOM
- ❖ LIFT TO ALL FLOORS
- ❖ RESIDENTS LOUNGE AREA
- ❖ GUEST SUITE
- ❖ COMMUNAL LAUNDRY FACILITIES
- ❖ TELEPHONE AND CAMERA DOOR ENTRY SYSTEM
- ❖ LOCATED IN THE HEART OF FAREHAM TOWN CENTER

Located in the heart of Fareham, Moresby Court offers a delightful opportunity for those seeking a comfortable retirement living experience. This purpose-built one-bedroom flat spans an inviting 472 square feet, providing ample space for relaxation and enjoyment.

The property features a well-appointed reception room, perfect for entertaining guests or unwinding after a busy day. The property comes with a new kitchen with all new appliances, The bedroom is designed with tranquillity in mind, ensuring a peaceful retreat. The bathroom is conveniently located, catering to all your needs.

One of the standout features of this apartment is the lift access to all floors, making it easily accessible for residents. Additionally, the presence of a guest suite allows friends and family to visit and stay comfortably.

With no forward chain, this property is ready for you to move in and make it your own. Living in Fareham town centre means you will have a wealth of amenities right at your doorstep, including shops, cafes, and local attractions.

This flat is an ideal choice for those looking to embrace a vibrant retirement lifestyle in a welcoming community. Don't miss the chance to view this charming apartment in a prime location.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LIVING ROOM**  
19'9" x 10'7" (6.02m x 3.23m)

**KITCHEN**  
7'7" x 7'1" (2.31m x 2.16m)

**BEDROOM**  
13'7" x 9'6" (4.14m x 2.90m)

**SHOWER ROOM**

**COUNCIL TAX BAND B**

**TENURE**  
Leasehold

Lease length 98 years remaining  
Ground rent: £308.52 per 6 months  
Maintenance/service charge: £1,340 per 6 months

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.

**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

**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.

**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.

**BERNARDS MORTGAE & 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!

**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 details. 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		83	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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