



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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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t: 01329756500



Offers Over £170,000

Redlands Lane, Fareham PO16 0UG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- OVER 800 SQFT OF SPACE
- BALCONY AND PRIVATE FRONT DOOR
- A MUST VIEW
- TOP FLOOR
- TWO LARGE DOUBLE BEDROOMS WITH AN OVERSIZE BEDROOM ONE
- GENEROUS SIZE KITCHEN
- MODERN FITTINGS THROUGHOUT
- MOVE IN READY
- COMMUNAL GARDEN AREAS
- REDLANDS SCHOOL CATCHMENT

Spacious Top-Floor Masionette with Balcony, Private Entrance & Garage — Over 800 Sq Ft in the Desirable Redlands School Catchment!

This well-proportioned two double bedroom top-floor Masionette offers over 800 sq ft of living space in a highly sought-after location.

Enjoy the privacy of your own front door and the benefit of a private balcony, ideal for outdoor seating. The property also comes with its own freehold garage, providing secure parking or additional storage.

Inside, the apartment features a

spacious living room, a generous kitchen, and a bathroom, along with two large double bedrooms — including an oversized principal bedroom with plenty of space.

Residents also have access to well-maintained communal garden areas, adding green space to this attractive home.

Located within the popular Redlands School catchment, this property offers excellent space, practical features, and a convenient setting — ideal for first-time buyers or couples.

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



PROPERTY INFORMATION

LOUNGE
15'10" x 12'9" (4.85 x 3.89)

KITCHEN
12'6" x 9'7" (3.82 x 2.94)

BEDROOM ONE
16'0" x 11'6" (4.88 x 3.51)

BEDROOM TWO
11'8" x 9'6" (3.57 x 2.92)

BATHROOM
7'1" x 5'0" (2.16 x 1.53)

BALCONY
9'10" x 2'11" (3.01 x 0.91)

LEASEHOLD INFORMATION

This information is not to be relied upon, any purchaser must check the leasehold information via their solicitor.

Length of lease - circa 93 years remaining

Service charge - £50 a month

Ground Rent - £0

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 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.

REMOVALS 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

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	66	69
(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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