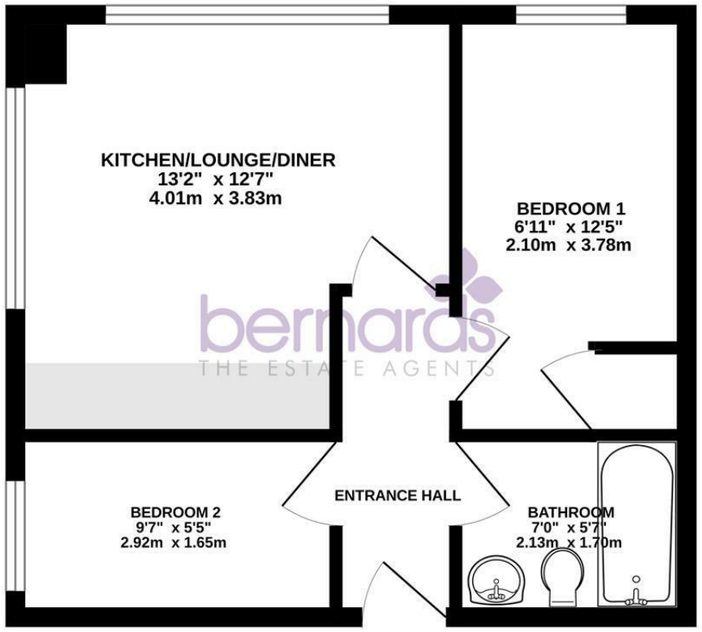
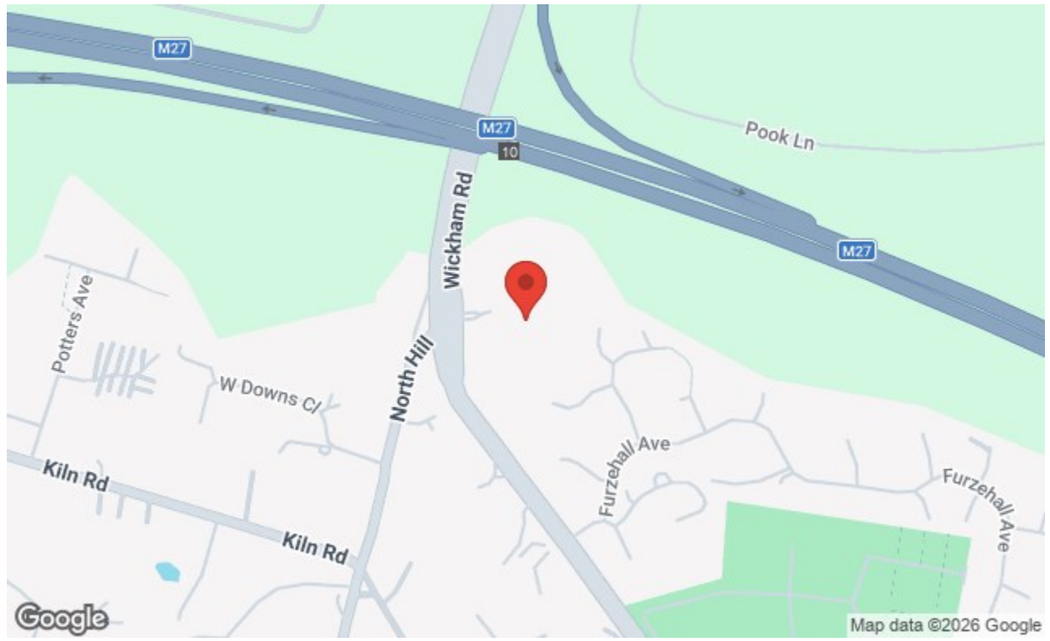
1ST FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 358 sq.ft. (33.3 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

FOR SALE

Price Guide £145,000

114, Wickham Road, Fareham PO16 7SH

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- FIRST FLOOR APARTMENT
- TWO BEDROOMS
- KITCHEN/DINING/LIVING ROOM
- MODERN FITTED BATHROOM
- LIFT IN BLOCK
- ALLOCATED PARKING
- COMMUNAL GARDENS
- IDEAL FIRST TIME BUYER PURCHASE
- EASY ACCESS TO M27
- A MUST VIEW

Located in Furze Court on Wickham Road, Fareham, this delightful first-floor flat presents an excellent opportunity for first-time buyers. Spanning a compact yet efficient 358 square feet, the property features a welcoming reception room that seamlessly integrates with the kitchen and dining area, creating a perfect space for both relaxation and entertaining.

The flat comprises two well-proportioned bedrooms, providing ample space for rest and personalisation. The bathroom is conveniently located, ensuring comfort and practicality for everyday living. One of the standout features of this property is the lift within the block, offering easy access to the first floor, which is particularly beneficial for those who may prefer to avoid stairs.

Additionally, the flat includes parking for one vehicle, a valuable asset in this desirable location. With easy access to the M27, commuting to nearby towns and cities is straightforward, making this property an ideal choice for professionals and families alike.

This flat is not just a home; it is a gateway to a vibrant community and a convenient lifestyle. Whether you are looking to take your first step onto the property ladder or seeking a manageable living space, this flat in Fareham is certainly worth considering.

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

PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
13'1" x 12'6" (4.01 x 3.83)

BEDROOM ONE
6'10" x 12'4" (2.10 x 3.78)

BEDROOM TWO
9'6" x 5'4" (2.92 x 1.65)

BATHROOM
6'11" x 5'6" (2.13 x 1.70)

COUNCIL TAX BAND A

TENURE
Leasehold
109 years remaining on the lease
Ground Rent £500 a year
Service Charge £979.46 a year

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.

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.

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.









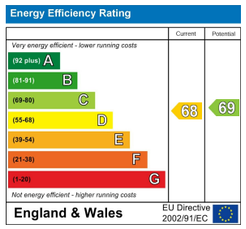












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