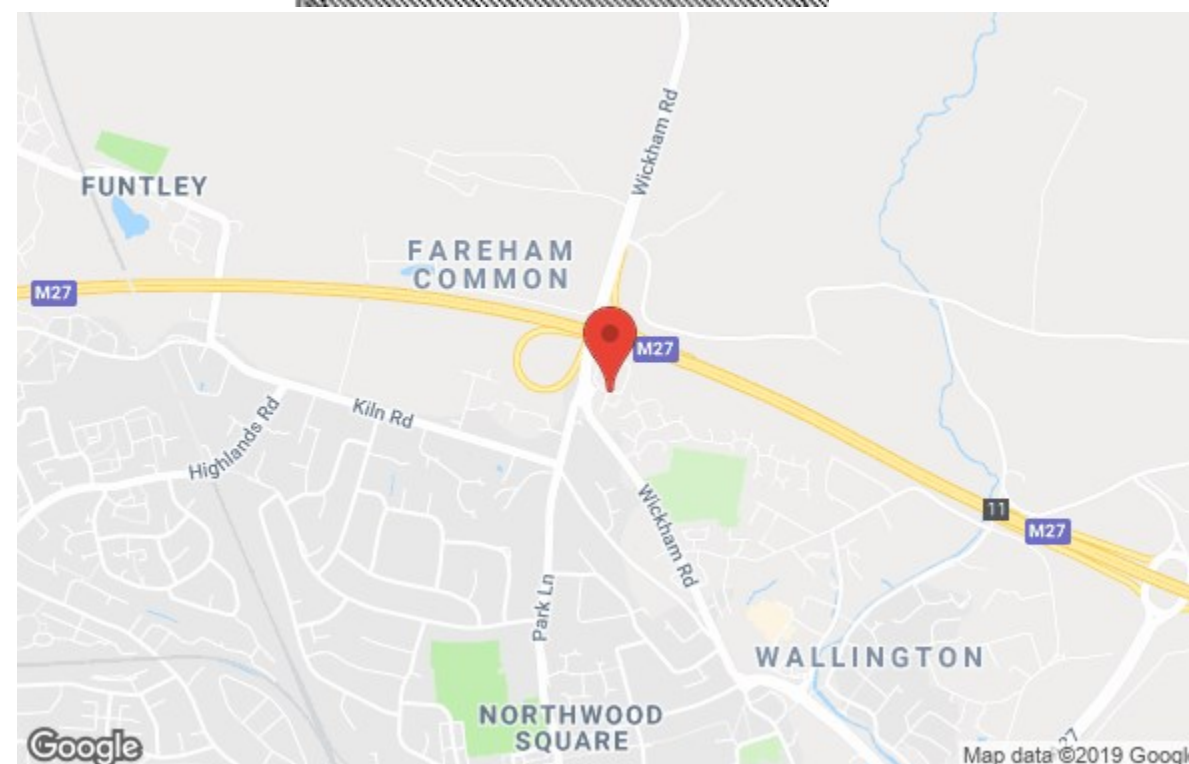


| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs                     | Current | Potential |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 50      | 50        |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not energy efficient - higher running costs                     |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) A   |         |           |
| (81-91) B   |         |           |
| (69-80) C   |         |           |
| (55-68) D   | 55      | 55        |
| (39-54) E   |         |           |
| (21-38) F   |         |           |
| (1-20) G  |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales EU Directive 2002/91/EC                         |         |           |



Price Guide £160,000

Wickham Road, Fareham



\*\*\*\*\* NO GROUND RENT\*\*\*\*\*

Bernards Estates welcome this large two bedroom first floor apartment to the sales market, located in the Furze court development on the Wickham road in Fareham.

The property was converted in the summer of 2015 and

boasts allocated off road parking, two double bedrooms, a modern fitted bathroom and kitchen and a bright and airy feel throughout.

Call Bernards in Waterlooville on 023 9223 2888 to book an internal viewing and find out more information.

- TWO BEDROOM FIRST FLOOR APARTMENT
- MODERN THROUGHOUT
- CENTRAL HEATING
- BRIGHT AND AIRY
- ALLOCATED OFF ROAD PARKING
- PRIME LOCATION
- DOUBLE GLAZED WINDOWS
- VIEWINGS ADVISED

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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888 waterlooville@bernardsestates.co.uk www.bernardsestateagents.co.uk

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# PROPERTY DETAILS

## OUTSIDE FRONT

Block paved path to secured communal entrance, allocated off road parking bays, digital keypad, ground floor entrance hall with stairs and lift to first floor.

## ENTRANCE HALL

Smooth ceiling, smooth walls, doors to accommodation and boiler cupboard, radiator, vinyl flooring.

## KITCHEN/LIVING ROOM

Smooth ceiling, smooth walls, double glazed window to front aspect, range of high gloss wall and base units with roll top work surfaces, stainless steel sink and drainer, electric oven, electric hob, extraction unit, plumbing for washing machine, space for fridge, vinyl flooring.

## BATHROOM

Smooth ceiling with inset spot lights, tiled and smooth walls, chrome heated towel rail three piece bathroom suite with shower over bath, vinyl flooring.

## BEDROOM

Smooth ceiling, smooth walls, window to side aspect, radiator.

## BEDROOM

Smooth ceiling, smooth walls, window to side aspect, radiator.

## SCHOOL CATCHMENT

Ages 4-6: Harrison Primary School  
Ages 7-10: Harrison Primary School  
Ages 11-16: Cams Hill School

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## COUNCIL TAX BAND

The local authority is Fareham Borough Council.  
BAND :A YEARLY £:1008 MONTHLY £:100.80



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