

Guide Price £110,000

Beach Road, Lee-On-The-Solent
PO13 9BP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- MODERN
- RETIREMENT PROPERTY
- LIFT ACCESS
- CLOSE TO THE BEACH
- GREAT LOCATION FOR SHOPS & AMENITIES
- COMMUNAL GARDEN
- THIRD FLOOR

A beautifully presented 1 bedroom retirement apartment, set in a purpose built block close to High Street shopping, the beach and seafront. With a lift for access, emergency pull cord system secure entry and a House Manager, this apartment is a must view for anyone looking for this variety of apartment.

The accommodation comprises:

Communal front door for residents into an entrance hall. From here, access can be gained to house managers office, communal laundry room and residents sitting room, which commands a sea view down Beach Road. A lift takes you to all the floors.

Shared landing and front door to:

Hallway:
With a built in airing and storage cupboard, secure entry-phone and coving.

Living Room: 16'0 x 10'6 (4.88m x 3.20m)
With a double glazed window, coved ceiling and night storage heater.

Kitchen: 7'5 x 5'4 (2.26m x 1.63m)
With a modern range of wall and base units, worktops, oven and electric hob and fridge/freezer space.

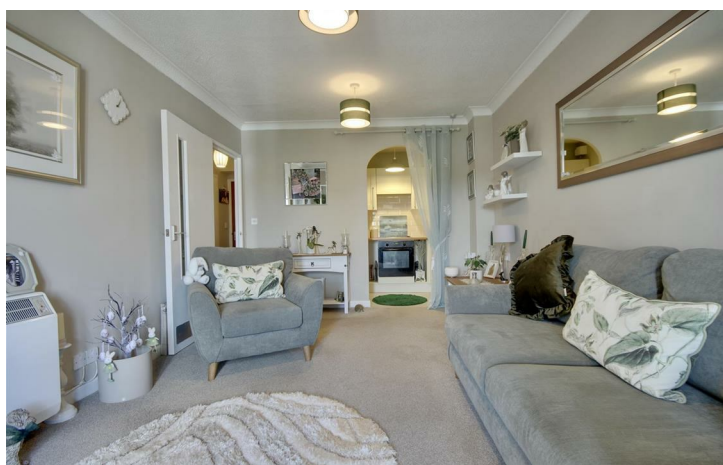
Bedroom: 12'0 x 8'8 (3.66m x 2.64m)
Double glazed window, night storage heater, fitted wardrobes and coving.

Shower Room:
Re-fitted and comprising a shower cubicle, vanity unit with basin and cupboard, WC, tiled walls, extractor fan and coving.

Outside:
Areas of patio and lawn for the use of residents and their guests.

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www.bernardsestates.co.uk





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PROPERTY INFORMATION

Anti-Money Laundering (AML)

We 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

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.

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. We 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.

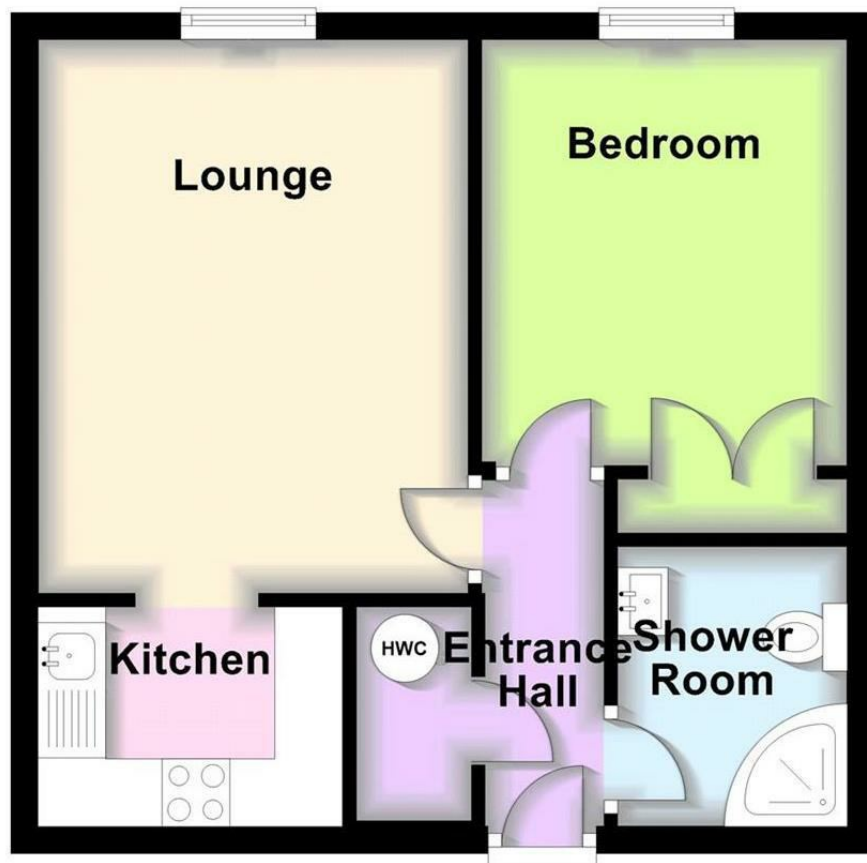
Lease Information

Lease of 56 Years
Ground rent £424.76
Service Charge £3299.88

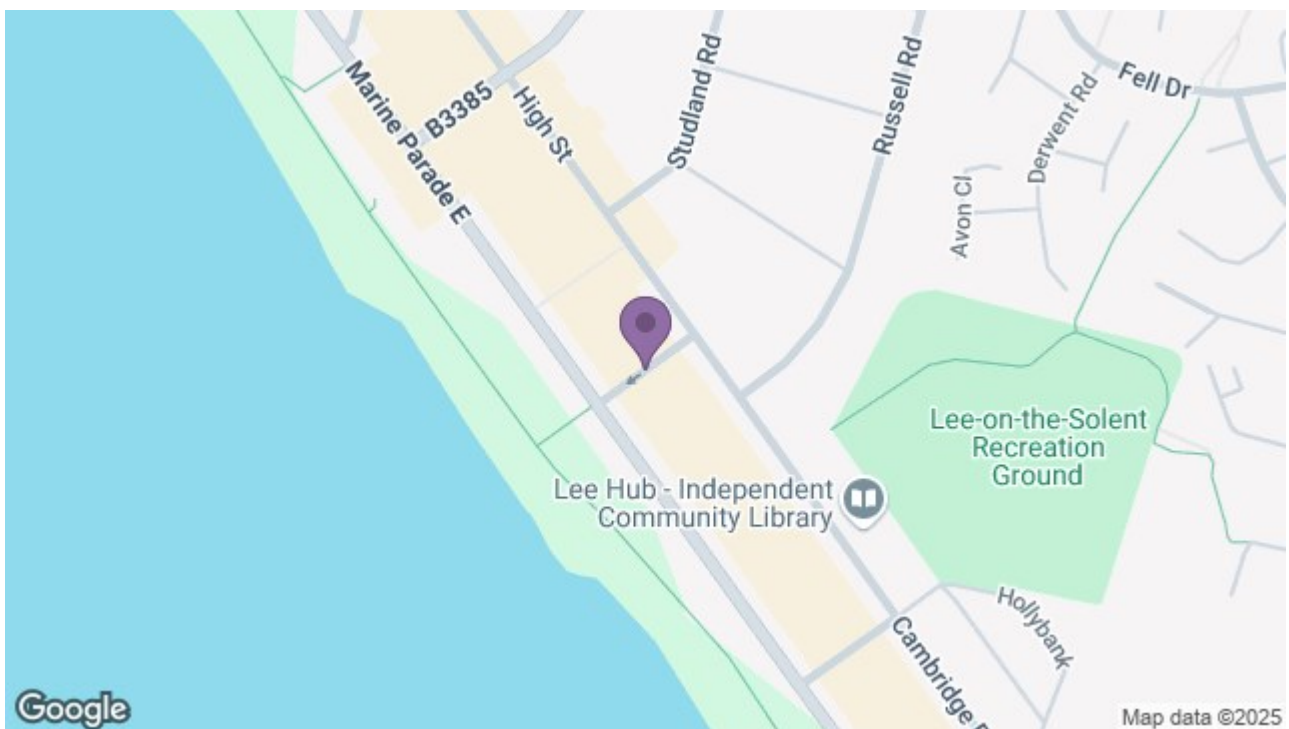


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	78	83
EU Directive 2002/91/EC		
England & Wales		





These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB

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