

Guide Price £180,000

Marine Parade West, Lee-On-The-Solent PO13 9LR

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THE ESTATE AGENTS



HIGHLIGHTS

- SEA FACING
- MODERN DECOR
- GREAT LOCATION
- TOP FLOOR
- 2-BEDROOM
- GENEROUS SIZE

An opportunity to purchase a beautiful 2 double bedroom sea-facing apartment on the Lee-on-the-Solent promenade. Located on the top floor of an art deco building, 3 Marine Court Mansions has been modernised throughout. Residents can wake to the view from bedroom 1 whilst their guests benefit from a further double bedroom to the rear. There is a large living room/diner, separate kitchen, modern bathroom and a long winding hallway giving the feeling of space immediately upon entering.

The accommodation comprises:

Communal front door and security intercom to grand entrance hall with stairs to first and second floors.

Top (2nd Floor Landing):
Replacement fire door to:

Entrance Hall:

A long L-shaped hallway with radiator set under a radiator cover, shoe storage system, picture rail, laminate wood flooring and electric fuses.

Living Room: 16'0 x 12'5 (4.88m x 3.78m)

At the very end of the hallway, the living room/diner has a wood burner set in a chimney breast, laminate wood flooring, double glazed window overlooking the Solent and Isle of Wight, fitted bookcase and cupboards, contemporary television plinth.

Kitchen: 11'4 x 6'2 (3.45m x 1.88m)

Comprising wall and base units, roll top work surfaces in a wood grain effect. Fitted gas hob, integrated fridge/freezer, Bosch dishwasher, single drainer stainless steel sink unit with mixer tap above, horizontal embossed brick splashback tiling. There is a double glazed window to the side. To one wall is a fitted cupboard housing the gas meter and Vaillant combination hot water boiler.

Bedroom 1: 12'8 x 11'2 (3.86m x 3.40m)

Positioned to the front of the property and benefitting from a double glazed window and Solent view, radiator, picture rail, spotlights, laminate wood flooring, bookcase and storage system fitted.

Bedroom 2: 11'4 x 8'6 (3.45m x 2.59m)

A further double bedroom with double glazed window, radiator under a cover, spotlights.

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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 52 years
Ground rent £60pa
Service Charge £2654pa



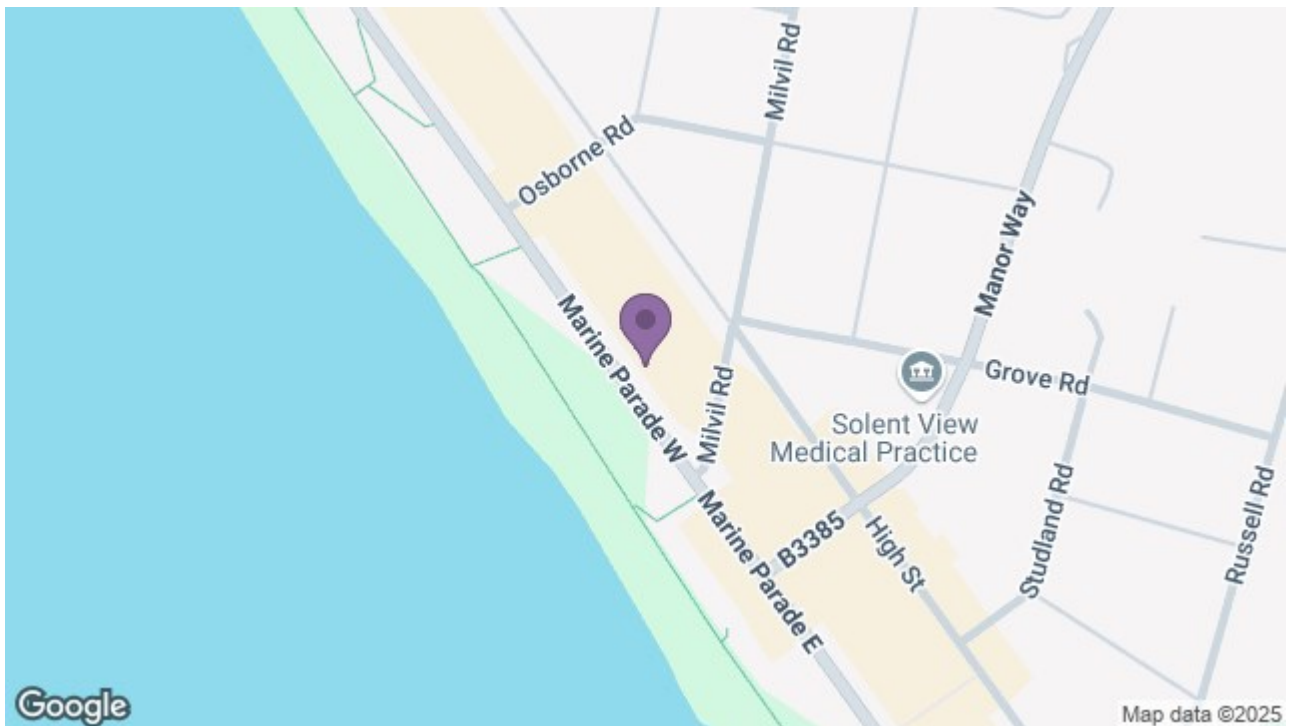
| Energy Efficiency Rating | | |
|---|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 58 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| EU Directive 2002/91/EC | | |
| England & Wales | | |



Second Floor



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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