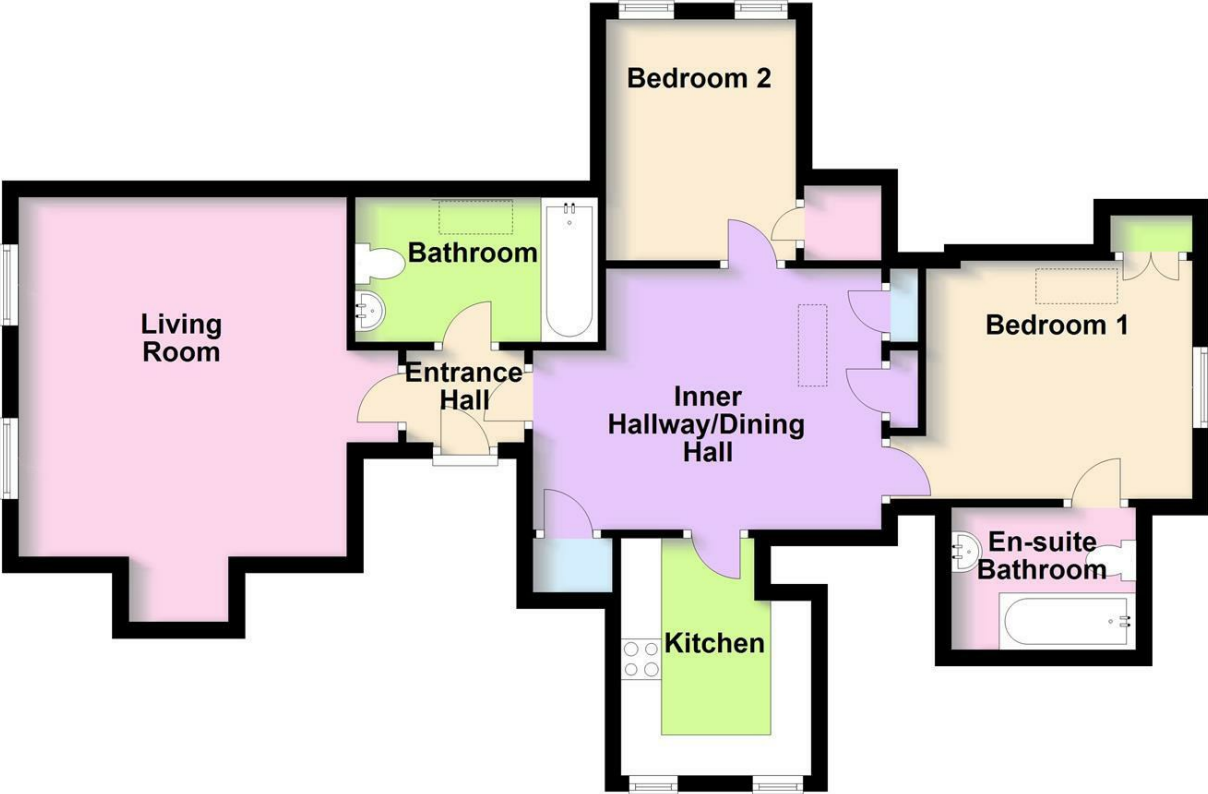


Second Floor



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



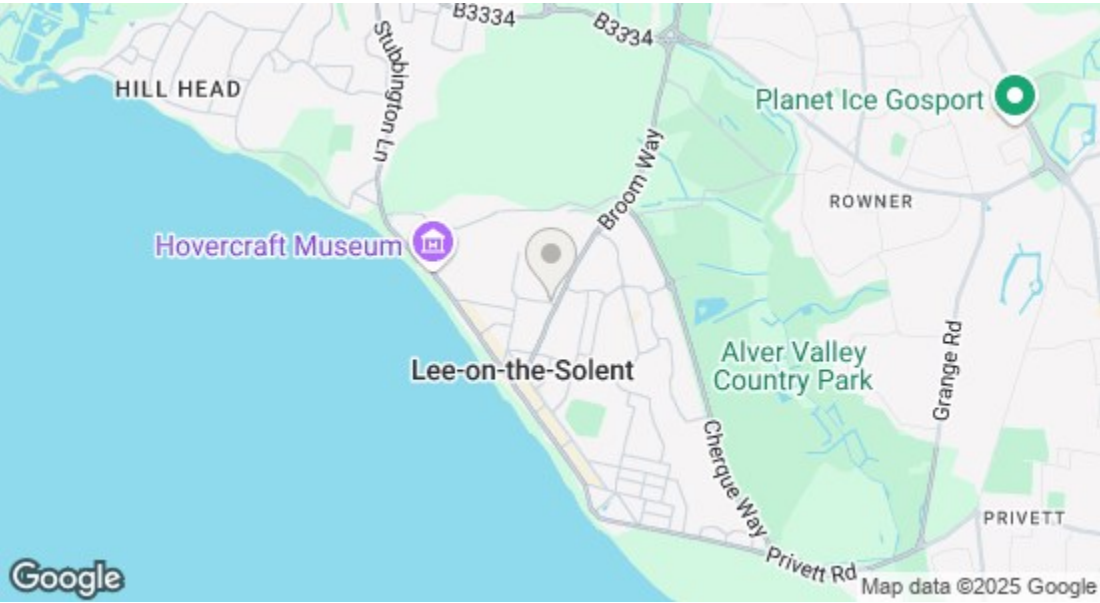
3 Grove House, 15 Manor Way,  
Lee-On-The-Solent, PO13 9JQ

 2  2  2  
BEDROOMS BATHROOMS RECEPTIONS

 02392 553 636

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

ECKERSLEYWHITE.CO.UK



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		
England & Wales	75	76
EU Directive 2002/91/EC		



#### 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.



## SUMMARY

An excellent opportunity to purchase a beautiful two bedroom apartment located on the top (second) floor of this elegant building. Positioned moments from the beach and High Street and being one of only three homes in Grove House, we have no hesitation at all in recommending a viewing.

Lounge: 14'1 x 12'9 (4.29m x 3.89m)

An impressive room with replacement uPVC double glazed sash windows looking towards the High Street, two ceiling light points, TV and telephone points, radiator and power points.

Bathroom:

With a Velux window, panel enclosed bath with shower mixer over and glazed screen, wash hand basin in vanity unit with mirror over, low level WC with concealed cistern, tiled floor, part tiled walls and a chrome heated towel rail.

Dining Hall: 14'2 x 10'7 (4.32m x 3.23m)

Featuring an attractive vaulted ceiling with Velux window and high level ambient lighting, three built in cupboards with hanging and shelving, meters and a Worcester combination hot water boiler, radiator, power points and a video entry phone.

Kitchen: 10'2 x 7'8 (3.1m x 2.34m)

The kitchen is fitted with a range of wall and base units with wood effect roll top worksurfaces and tiled surrounds, one and a half bowl plastic sink and drainer with mixer tap over. Range of integrated appliances including eye level double oven, electric hob with extractor over, fridge/freezer, washing machine and dishwasher. Ceiling spotlights, two double glazed replacement uPVC sash windows to the front aspect sit behind smart glass splashbacks to the worksurfaces.

Bedroom One: 10'9 x 8'8 (3.28m x 2.64m)

Velux window and feature high level triangular window and pulley shutter, cupboard and wardrobe with shelf and hanging rail, radiator, power points and door to:

Bedroom Two: 9'10 x 7'8 (3m x 2.34m)

With replacement uPVC sash windows to rear aspect, radiator, ceiling light point, built in cupboard and power points.

