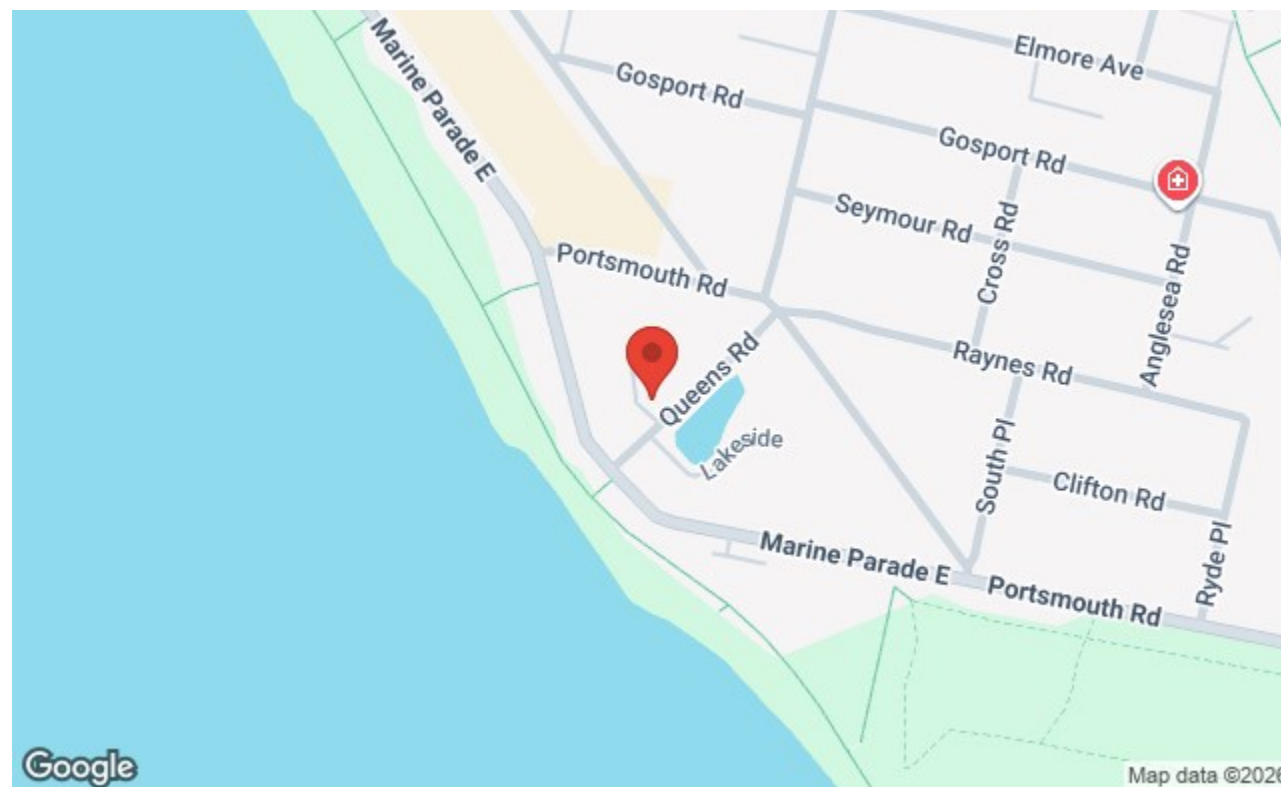




These plans are not to scale and are for illustration purposes only
Plan produced using PlanUp.



118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £280,000

14 Queens Road, Lee-On-The-Solent PO13 9AH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Two Bedroom Ground Floor Apartment
- ❖ Seafront Location
- ❖ 15ft Living Room With A Feature Dining Area
- ❖ Kitchen Area With Plenty Of Storage
- ❖ Outside Patio Area & Gardens
- ❖ 14ft Main Bedroom
- ❖ Spacious Four Piece Bathroom Suite
- ❖ Allocated Parking
- ❖ Close To Shops & Amenities
- ❖ No Forward Chain

Bernard's are delighted to offer for sale this two bedroom ground floor, sea-facing apartment. In one of the most distinctive small blocks on Lee-On-The-Solent seafront. The original designers have given the block a period feel with the semi-circular bay and feature sash windows. The property also benefits from residents parking. This apartment is being offered to the market with no onward chain.

Living Area: 15'8 max x 13'4 max (4.77m x 4.06m)
Double glazed door to shared patio area, double glazed sash windows to front aspect with sea views, newly fitted carpet, underfloor heating, coved ceiling, wall and ceiling lights, television point and chrome sockets, opening to kitchen.

Kitchen: 9'7 x 8'6 (2.92m x 2.59m)
Range of wall and base units with roll edge work top units and tiled surrounds, one and a half bowl stainless steel sink and drainer unit with chrome mixer tap over, built in electric oven, four ring gas hob with extractor hood over, integrated appliances including fridge/freezer, dishwasher and washing machine, hard wired smoke alarm, inset spotlighting, coved ceiling, tiled floor.

Bedroom One: 14'10 into bay x 8'9 (4.52m into bay x 2.67m)

Three double glazed sash windows to side aspect with sea views, newly fitted carpet, underfloor heating, fitted double wardrobe and additional fitted cupboard.

Bedroom Two: 12'4 x 9'0 (3.76m x 2.74m)
Two double glazed sash windows to side aspect with sea views, newly fitted carpet, underfloor heating, coved ceiling.

Bathroom: 8'0 x 6'6 (2.44m x 1.98m)
Panelled bath with tiled surrounds, separate shower cubicle, WC, wash hand basin on vanity unit, tiled floor with underfloor heating, inset spotlighting, double glazed obscured sash window to side aspect.

There is one allocated parking space.

Lawn area and shared patio enclosed low brick wall and hedging.

You are also located just across the road from the beach. Where you can enjoy scenic walks. Local shops are positioned around the corner for easy access.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENURE - LEASEHOLD

LEASEHOLD - COUNCIL TAX

BAND: D

Lease of 120 Years

Ground rent £100

Service Charge £2,354.00

COUNCIL TAX BAND D

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.

DISCLAIMER 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 Bernard's Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

AML - ANTI MONEY LAUNDERING PROCEDURE

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

FINANCIAL SERVICES

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!

RECOMMENDED 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.



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		
EU Directive 2002/91/EC		
England & Wales		



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