



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 £350,000

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

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BALCONY
- ❖ SEA VIEWS
- ❖ 3-BEDROOMS
- ❖ MODERN
- ❖ GARAGE
- ❖ GREAT LOCATION
- ❖ COASTAL LIVING
- ❖ CLOSE TO SHOPS AND AMENITIES
- ❖ SPACIOUS
- LEASEHOLD

An opportunity to purchase a top (third) floor apartment looking out across the Solent and Isle of Wight. Situated in the centre of Lee-on-the-Solent and close to all local amenities and bus routes. The property has 3 bedrooms, large lounge/diner, modern kitchen and a shower room. There is a garage situated at the rear of the building.

Lounge/Diner: 21'9 x 12'11 (6.63m x 3.94m)  
This room is a particular feature of the apartment being spacious and having windows overlooking the Solent and Isle of Wight. There are two radiators, wall mounted thermostat control, coved ceiling and siding patio doors providing access out to:

Balcony:  
Commanding a superb vista of the Solent.

Kitchen: 15'4 x 9'5 (Please note that this is a triangular room, max measurements only) (4.67m x 2.87m)  
A refitted, modern kitchen finished in a gloss pale grey. There are ample cupboards, drawer units and square edge work surface, fully integrated appliances

including washer/dryer, fridge/freezer, dishwasher, oven and hob with hood above, inset sink, horizontal 'brick' tiling, double glazed window. Views inland including the Spinnaker Tower.

Bedroom 1: 12'6 x 10'5 (Into wardrobes) (3.81m x 3.18m)  
Double glazed window with a superb Solent and Isle of Wight view, radiator and a deep built-in cupboard.

Bedroom 2: 12'0 x 19'0 (This is a triangular room, max measurements only) (3.66m x 5.79m)  
There is laminate flooring, radiator, double glazed window with Solent and inland view, replacement Worcester hot water boiler set in a further cupboard. Views to the rear of the Downs and the Spinnaker Tower.

Bedroom 3: 13'1 X 8'7 (3.99m x 2.62m)  
Originally part of the living space, this section has been partitioned off into a third bedroom. There is a double glazed window with views of the Solent.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## TENURE - LEASEHOLD

LEASEHOLD - COUNCIL TAX  
BAND: D

## COUNCIL TAX BAND D

Lease of 945 Years  
Ground rent £0  
Service Charge £1900 pa paid quarterly

## OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

## 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	68	71
(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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