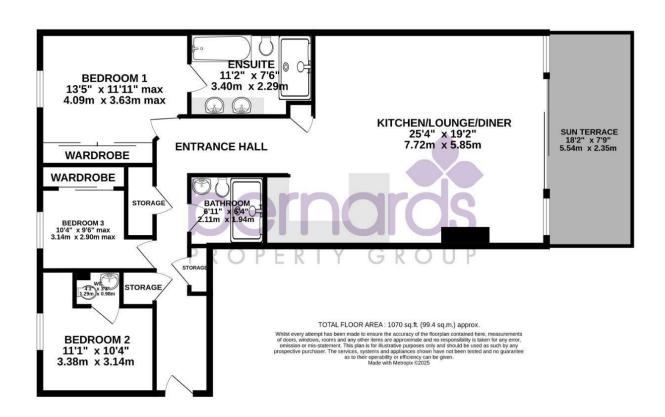
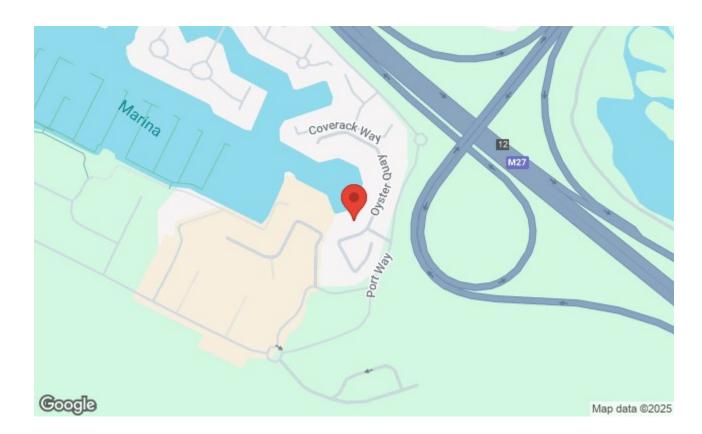
### **GROUND FLOOR** 1070 sq.ft. (99.4 sq.m.) approx.





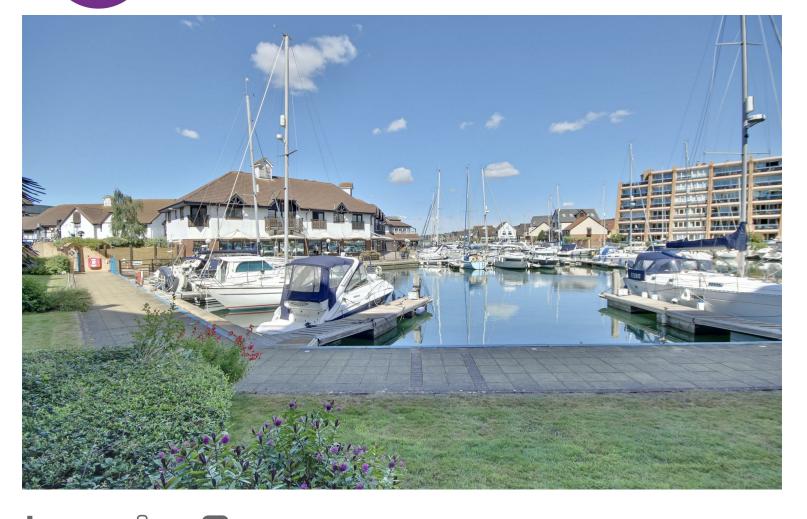
The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL t: 02392 728 091



## Asking Price £475,000

Portsmouth PO6 4TE







NO FORWARD CHAIN

PRIME GROUND FLOOR LOCATION

THREE BEDROOMS

HIGH END FINISH THROUGHOUT GARAGE & 2 PARKING SPACES

EN-SUITE TO MAIN BEDROOM RESIDENTS GYM & POOL COMPLEX

11FT MOORING AVAILABLE AT

EXTRA COST 25FT OPEN PLAN KITCHEN / LOUNGE

BALONY WITH MARINA VIEWS

Nestled in the highly sought-after area of Oyster Quay, Port Solent, Portsmouth, this exquisite ground floor flat offers a perfect blend of modern living and coastal charm. With three wellproportioned bedrooms and three stylish bathrooms to match, this property is ideal for families or those seeking a spacious home.

The open plan kitchen, lounge, and diner create a welcoming atmosphere, perfect for entertaining or enjoying quiet evenings at home. The highend finishes throughout the flat reflect a commitment to quality and comfort, ensuring a luxurious living experience.

One of the standout features of this property is the west facing balcony, which boasts stunning views of the marina, providing a serene backdrop for your morning coffee or evening relaxation. Additionally, the flat comes with a garage and parking for up to three vehicles, making it

convenient for residents and guests alike.

For those with a passion for a healthy lifestyle there is a residents gym and pool complex.

With no forward chain, this home is ready for you to move in and start enjoying the Port Solent lifestyle immediately.

The long lease length adds to the appeal, making this flat not only a wonderful home but also a sound investment. Don't miss the opportunity to own a piece of this prime location, where coastal living meets modern convenience.

Please Note - An 11 meter mooring is available at additional cost if required.

Call today to arrange a viewing 02392 728 091 www.bernardsestates.co.uk





# PROPERTY INFORMATION

**HALLWAY** 

**BEDROOM TWO** 11'1" x 10'3" (3.38 x 3.14)

**ENSUITE** 

**BEDROOM THREE** 10'3" x 9'6" (3.14 x 2.90)

**BEDROOM ONE** 13'5" x 11'10" (4.09 x 3.63)

11'1" x 7'6" (3.40 x 2.29)

**BATHROOM** 6'11" x 6'4" (2.11 x 1.94)

KITCHEN / LOUNGE / **DINER** 25'3" x 19'2" (7.72 x 5.85)

SUN TERRACE / BALCONY 18'2" x 7'8" (5.54 x 2.35)

**GARAGE** 

**PARKING** 2 spaces

PROPERTY INFORMATION Council Tax - Band F

Annum.

Annum.

2 Allocated Parking Spaces

charges available on request

#### **ANTI MONEY** LAUNDERING

be completed in branch. details. 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

#### **BERNARDS 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.

#### SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet Tenure - Leasehold , with circa cost-efficient solution. The lure 113 years remaining on the of supposedly cheaper on-line "conveyancing warehouse" Ground Rent - £732 Per style services can be very difficult to ignore but this is a Service Charge - £6322.08 Per route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will A full breakdown of service safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the Bernards Estate agents have a necessary local knowledge legal obligation to complete and will provide a personable anti-money laundering service. Please ask a member checks. The AML check should of our sales team for further









**AD**®











