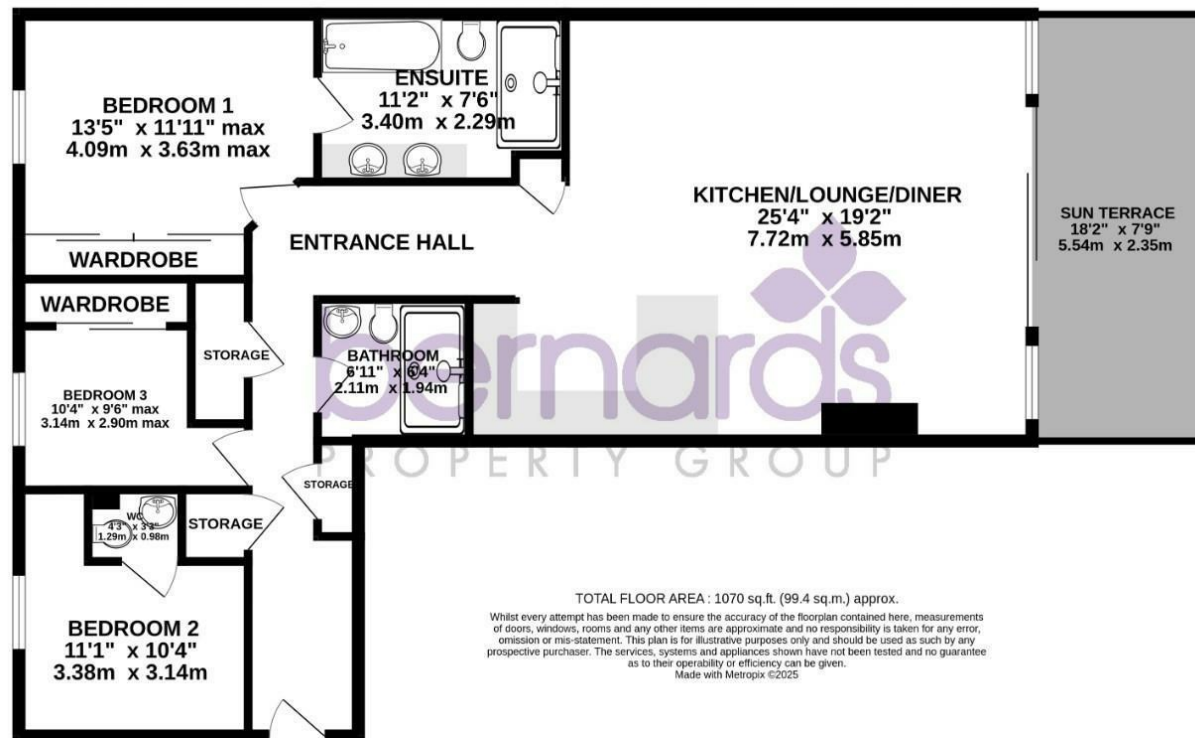


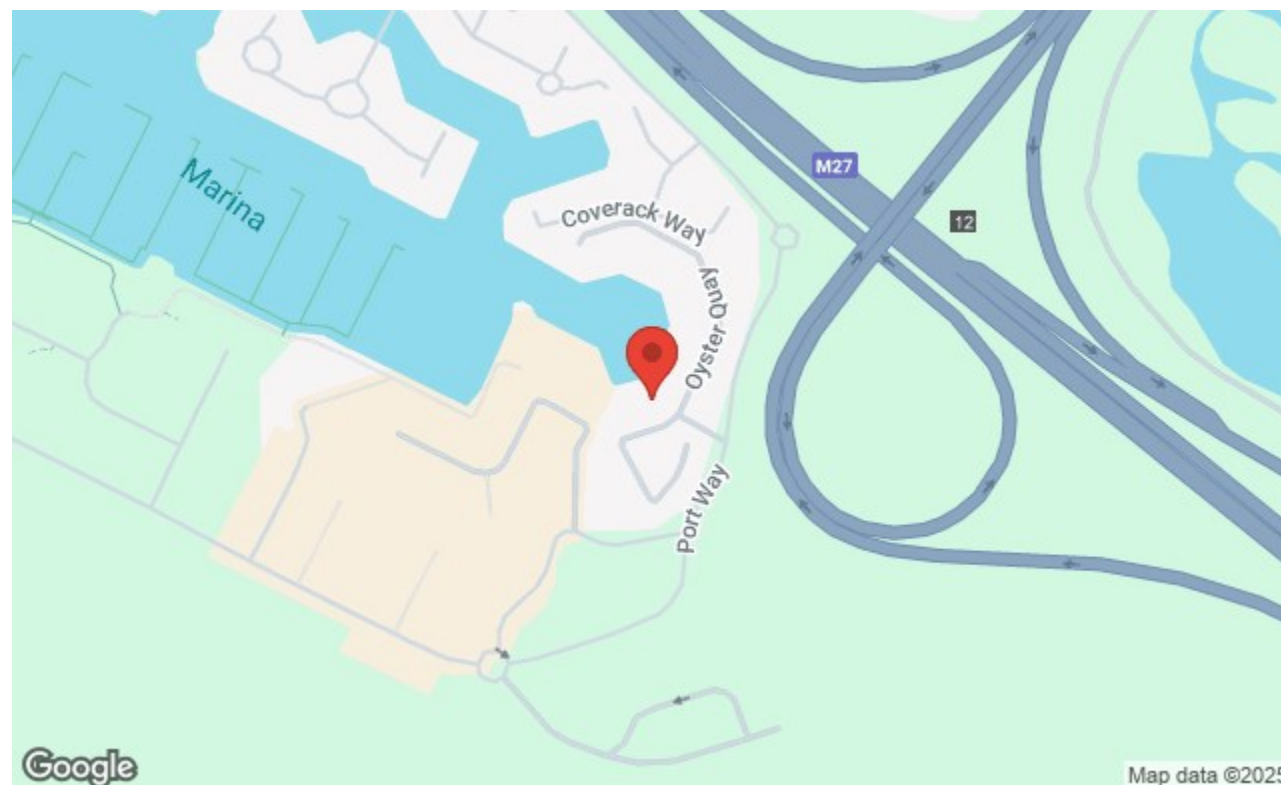
GROUND FLOOR
1070 sq.ft. (99.4 sq.m.) approx.



Asking Price £475,000

, Portsmouth PO6 4TE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 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 well-proportioned 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 high-end 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.

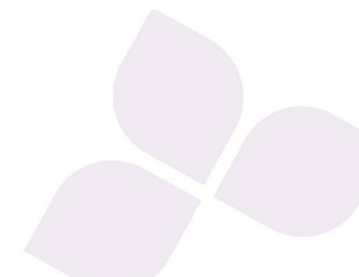
For those with a passion for a healthy lifestyle there is a residents gym and pool complex.

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.

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



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)

ENSUITE
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
Tenure - Leasehold , with circa 113 years remaining on the lease.
Ground Rent - £732 Per Annum.
Service Charge - £6322.08 Per Annum.
2 Allocated Parking Spaces

A full breakdown of service charges available on request

ANTI MONEY LAUNDERING

Bernards Estate agents 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

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 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. Bernards 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	74	79
England & Wales		



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