

Guide Price £350,000

Mumby Road, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- EXCLUSIVE NEW BUILD DEVELOPMENT
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- OPEN PLAN KITCHEN/LOUNGE/DINER
- VIEWS ACROSS THE SOLENT
- HIGH SPECIFICATION THROUGHOUT
- UNDERGROUND PARKING
- 10 YEAR WARRANTY
- PRIVATE TERRACE
- A MUST VIEW

\*\*\*EXCLUSIVE NEW BUILD DEVELOPMENT WITH MARINA VIEWS! \*\*\*

We are thrilled to welcome Marina View to the sales market, a luxury new build apartment complex comprising of one and two bedroom properties, all with balconies and wonderful views across the marina and surrounding areas

The homes have been tastefully arranged to maximise space and have been designed to allow for ample natural light to flow in, with only the very best carpentry and materials used as standard.

The homes heating is via an Air Source Heat Pump System, which transfers heat from the outside air to water, which heats the rooms via radiators.

The lounge/diner is an excellent, bright and airy space and is the perfect space to entertain, with a beautiful sliding door, flooding the room with natural light and accessing the outside space. The kitchen area is also finished to a modern standard, with integrated appliances and modern work surfaces

The property has a landscaped communal area along with secure underground parking.

We strongly recommend booking an internal viewing to fully appreciate this beautiful, new build home.

Call today to arrange a viewing

01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINER

27'1" \* 12'11" (8.26 \* 3.94)

## BEDROOM ONE

15'3" \* 9'3" (4.65 \* 2.83)

## BEDROOM TWO

11'3" \* 10'5" (3.45 \* 3.20)

## BATHROOM

7'11" \* 5'8" (2.43 \* 1.73)

## Council Tax Band

To Be Confirmed

## EPC

To Be Confirmed

## Lease Information

Lease Length 150 Years

Service Charge To Be Confirmed

## 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. 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.

## 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.

## 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.

## Bernards 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!

## Anti-Money Laundering (AML)

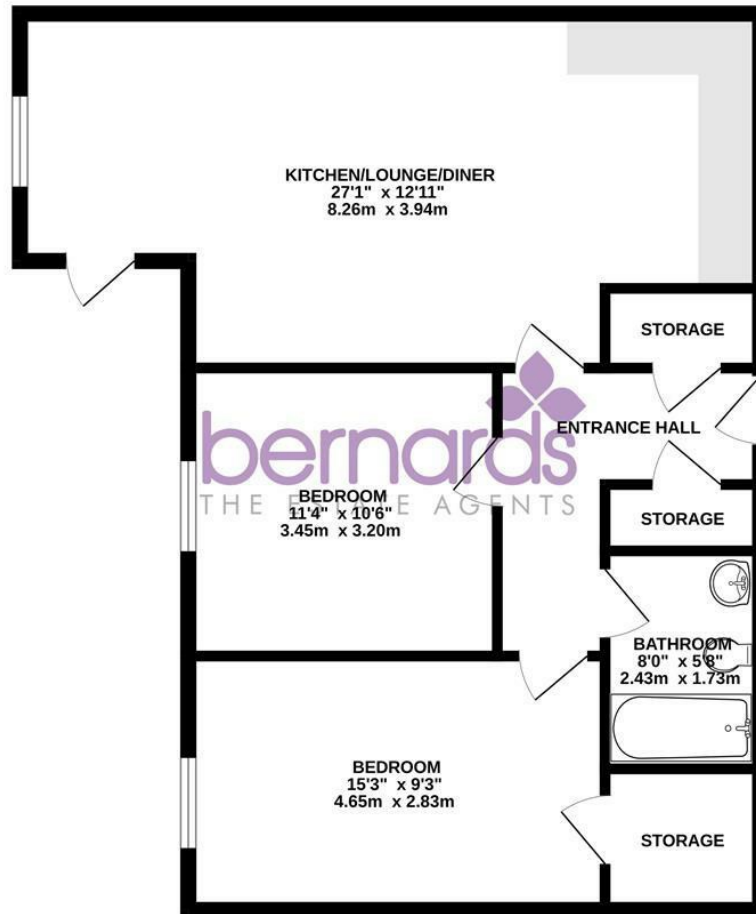
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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.



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		EU Directive 2002/91/EC	

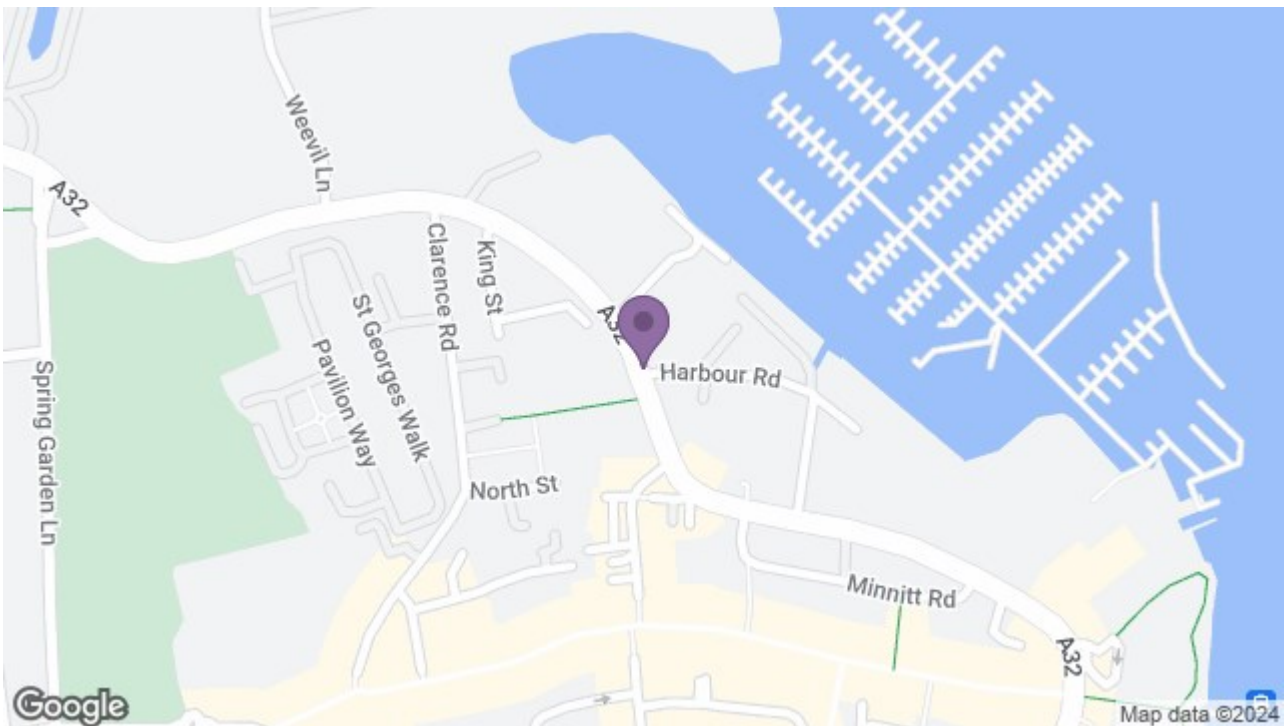


APARTMENT 23  
741 sq.ft. (68.8 sq.m.) approx.



TOTAL FLOOR AREA : 741 sq.ft. (68.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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