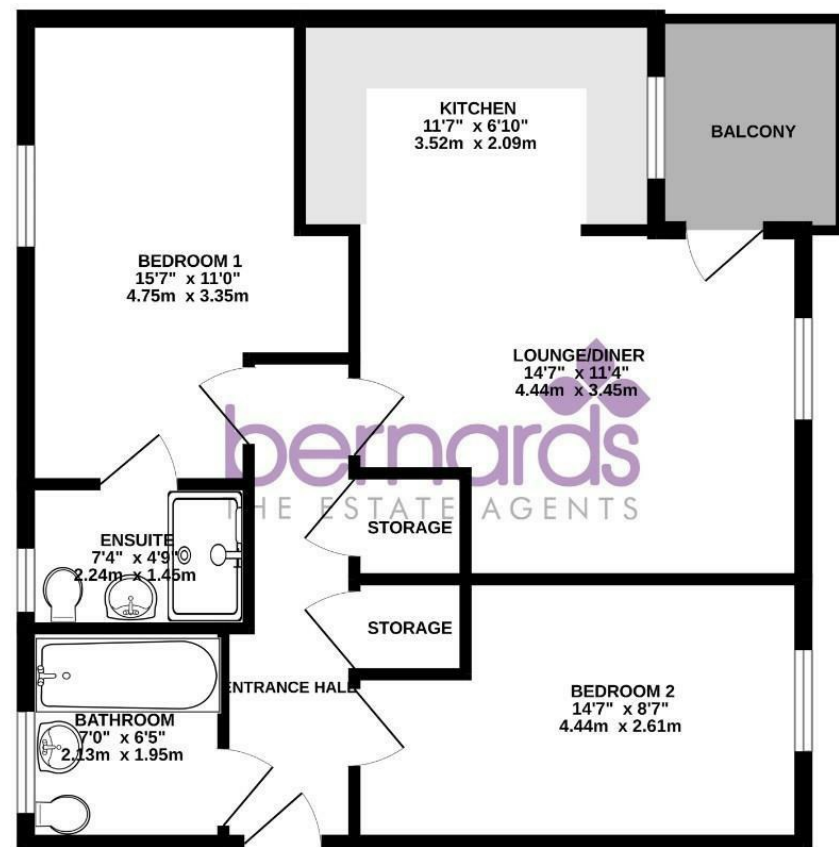
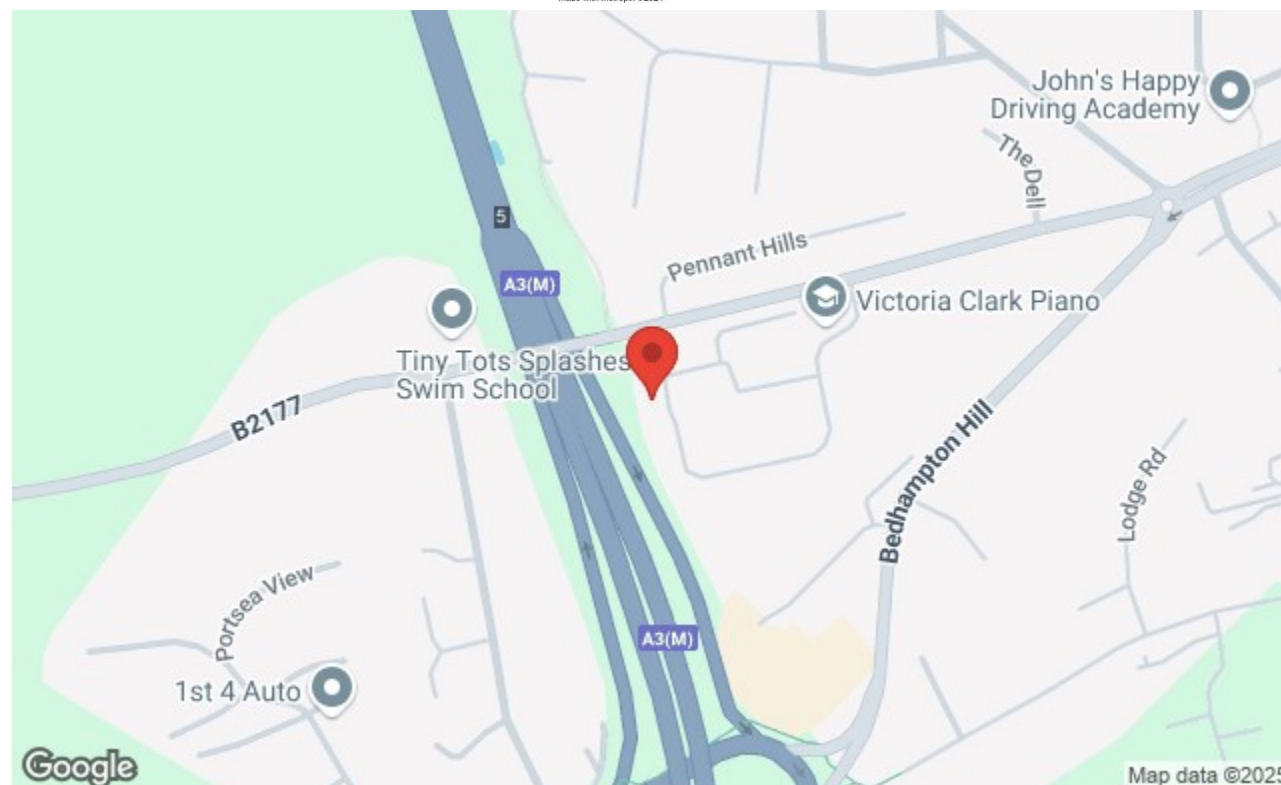


2ND FLOOR
642 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 642 sq.ft. (59.6 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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Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



Guide Price £210,000

Brunel Way, Havant PO9 3NZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ PURPOSE BUILT APARTMENT
- ❖ NEARLY NEW ESTATE
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ TWO PARKING SPACES
- ❖ VISITOR PARKING
- ❖ PRIVATE BALCONY
- ❖ TWO BATHROOMS
- ❖ LIFT IN BLOCK
- ❖ A MUST VIEW

We delighted to welcome to the sales market, this beautifully positioned two double bedroom, second floor apartment, situated in the highly sought after estate on Brunel Way, Bedhampton

This stunning apartment is has been beautifully built, maintained and presented, it also offers two adjacent allocated parking spaces.

The property boasts a stunning, open plan kitchen/lounge/diner, and includes modern kitchen units, and access to the property's private balcony.

Not only is the living accommodation a great size, the sleeping accommodation offers two good size double bedrooms and due to the the elevated position you can enjoy a bright and airy flat throughout.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind in the properties master bathroom.

You really need to come and view this property to fully appreciate what it has to offer.

To register your interest and book a viewing today!

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
14'7" x 11'4" (4.45m x 3.45m)

KITCHEN
11'7" x 6'10" (3.53m x 2.08m)

BEDROOM ONE
15'7" x 11' (4.75m x 3.35m)

ENSUITE
7'4" x 4'9" (2.24m x 1.45m)

BEDROOM TWO
14'7" x 8'7" (4.45m x 2.62m)

BATHROOM
7' x 6'5" (2.13m x 1.96m)

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

COUNCIL TAX BAND B

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!

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.

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.

SOLICITOR

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.

LEASEHOLD INFORMATION

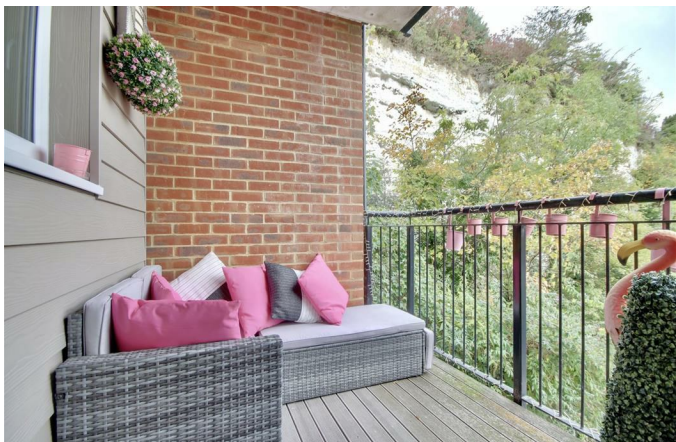
Management Company: First Port Lease

Length :117 Years remaining

Ground Rent :£250 p/a

Service Charge : Circa £1100 p/a

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



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	84	84
England & Wales		



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