£350,000

Clocktower Drive, Southsea PO4 9YD

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- FANTASTIC GROUND FLOOR APARTMENT
- OWN ENTRANCE
- 2 BEDROOMS
- 2 BATHROOMS
- RESIDENTS PARKING
- NO ONWARD CHAIN
- REQUESTED MARINE GATE DEVELOPEMNT
- HIGH CEILINGS
- RESIDENTS TENNIS COURTS AND GROUNDS
- WALKING DISTANCE TO SEAFRONT

** FABULOUS APARTMENT OFFERED CHAIN FREE IN HIGHLY REQUESTED LOCATION **

We are thrilled to market this wonderful apartment tucked away in a popular part of Southsea. In a quiet corner of the former Royal Marine Barracks, The Drill House forms part of the exclusive Marine Gate private residential development, with extensive well-manicured grounds, outstanding Grade II listed buildings and immediate access to Eastney Beach. One of only a few apartments in the building, you will find high ceilings and a convenient layout offering even more than might first meet the eye.

The accommodation comprises a large, bright, dual aspect open plan lounge diner, into which light floods creating a lovely main social space with a separate high spec, well-equipped kitchen with wooden units that can painted to suit. There are two double bedrooms, the main being serviced by an en-suite, and a family bathroom giving everything required for the apartment to be a great investment as your main home or as a "lock up and leave" second home.

In a fabulous location a short stroll to the seafront promenade, with spacious mature grounds which include a tennis court, residents only private parking and with no onward chain, The Drill House is a great opportunity that should be viewed at the earliest chance.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk

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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE DINER
24'6" x 15'10" (7.47m" x 4.83m")

KITCHEN
9'3" x 8'8" (2.82m" x 2.64m")

BEDROOM 1
13'2" x 10'4" (4.01m" x 3.15m")

EN-SUITE
8'3" x 6'6" (2.51m" x 1.98m")

BEDROOM 2
12'1" x 9'9" (3.68m" x 2.97m")

BATHROOM
8'7" x 5'0" (2.62m" x 1.52m")

RESIDENTS PARKING

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 E
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information
Management Company : Dacks Lease Length : 967 years Ground Rent : N/A Service Charge : £3921 per annum
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.

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.

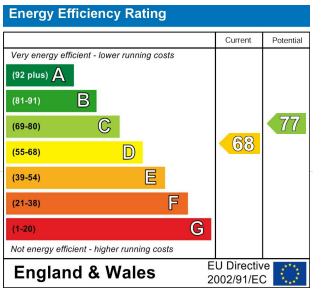
Property Tenure
Leasehold with a Share of the Freehold

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.

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!



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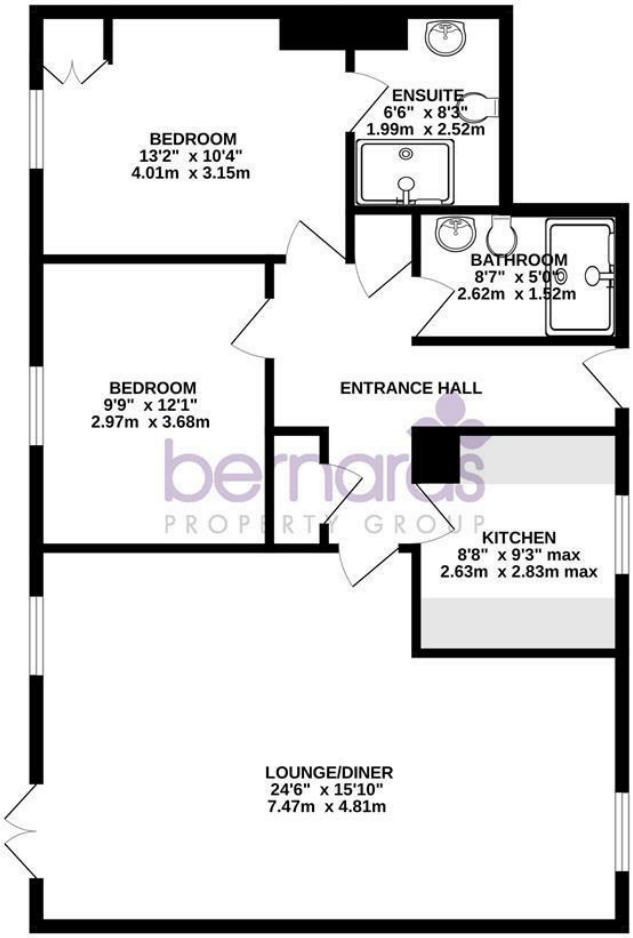
GROUND FLOOR
885 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 885 sq.ft. (82.2 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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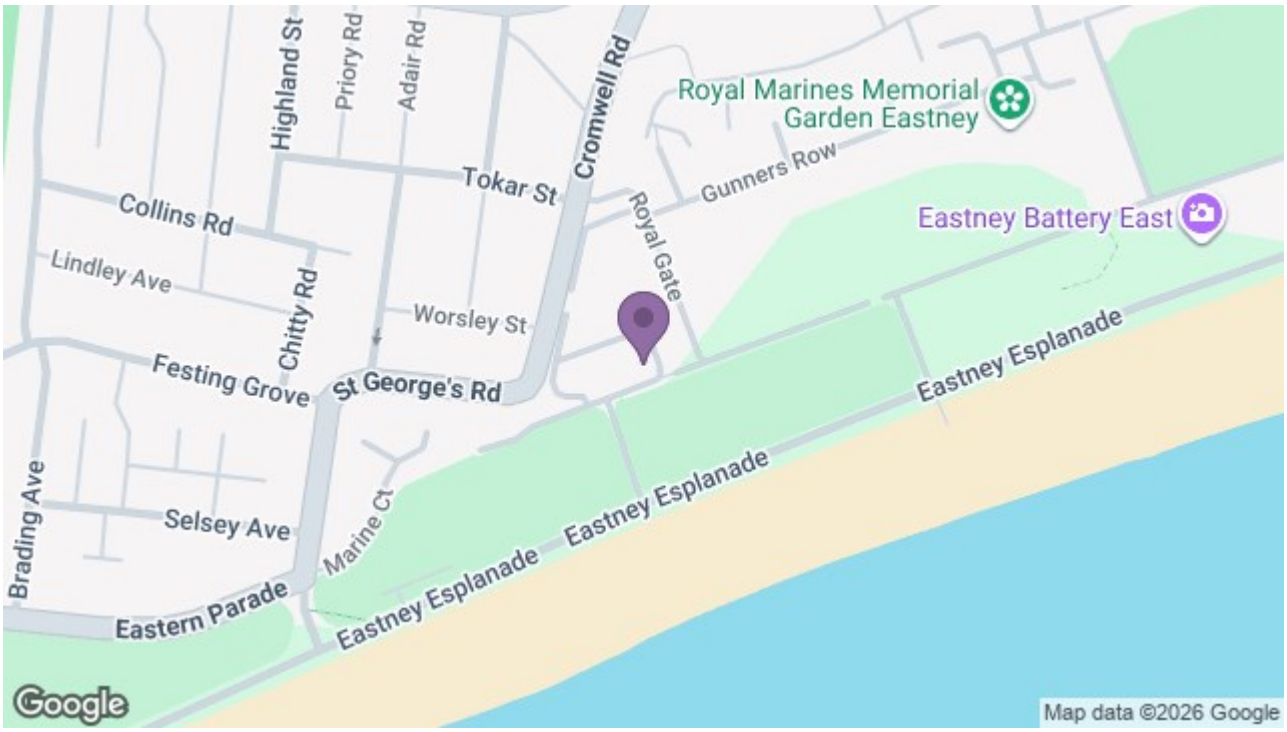

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974