£1,000,000

St. Helens Parade, Southsea PO4 0QJ

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- PENTHOUSE APARTMENT
- STUNNING 360 DEGREE VIEWS
- OVERLOOKING CANOE LAKE
- 2 BEDROOMS
- 2 BATHROOMS
- DOUBLE GARAGE with EV CHARGING POINT
- LIFT TO APARTMENT
- OPEN PLAN LIVING
- ROOF GARDEN AND TERRACE
- CALL TO VIEW

** ARGUABLY THE BEST VIEW AVAILABLE ON SOUTHSEA SEAFRONT FROM PENTHOUSE APARTMENT **

We are beyond excited to bring to market this exceptional penthouse apartment occupying the penthouse floor of Lake House. Situated overlooking Canoe Lake and offering 360 degree views from the roof terrace, balcony and sun room, this is an opportunity that just doesn't come around too often.

The accommodation on offer comprises a sociable and spacious lounge / kitchen / dining area that is the hub of the home. With doors and windows are every turn, this is a bright and vibrant space that offers far reaching views and a stunning backdrop to entertain friends & family or just enjoy the outlook.

Both bedrooms are generous in size with Bedroom 1 being serviced by an en-suite. There is a large roof garden and a further balcony on the penthouse level with an additional room at the very top to enjoy a glass of wine in the sun or your morning coffee.

This property has the added bonus of a DOUBLE GARAGE as well as EV CHARGING POINT and a lift which opens directly into the apartment. The location on St Helens Parade offers a central location and stunning views that are almost unrivaled. An opportunity too good to miss.

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

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PROPERTY INFORMATION

PENTHOUSE LEVEL

KITCHEN / LOUNGE / DINER
32'1" x 29'1" max (9.78m" x 8.86m" max)

BALCONY

BEDROOM 1
15'2" x 14'10" (4.62m" x 4.52m")

EN-SUITE SHOWER ROOM

BEDROOM 2
17'7" x 13'1" (5.36m" x 3.99m")

FAMILY BATHROOM

ROOF GARDEN

UPPER LEVEL - SUN DECK

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 : Lease Length : 214 years with Share of Freehold Ground Rent : N/A Service Charge : £4,800 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.

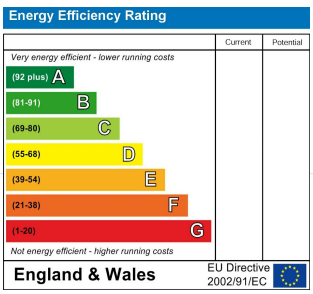
Property Tenure
Leasehold with share of the Freehold

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.

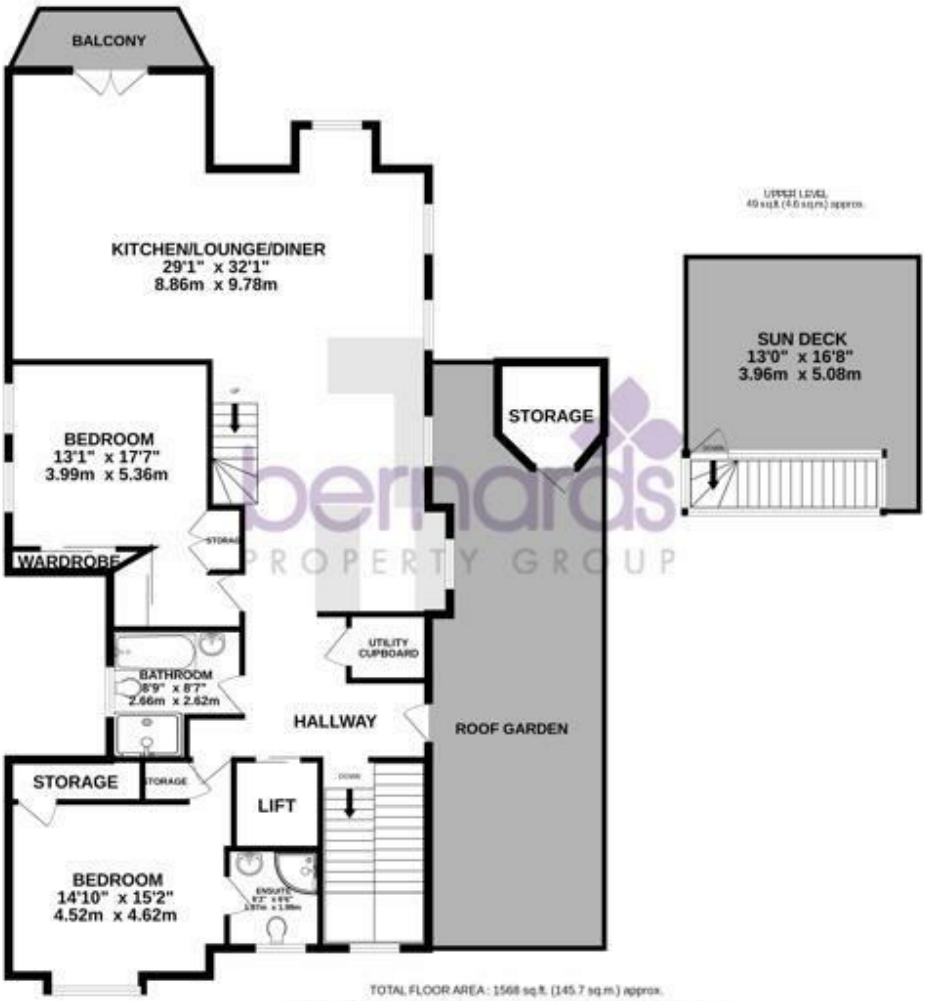
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

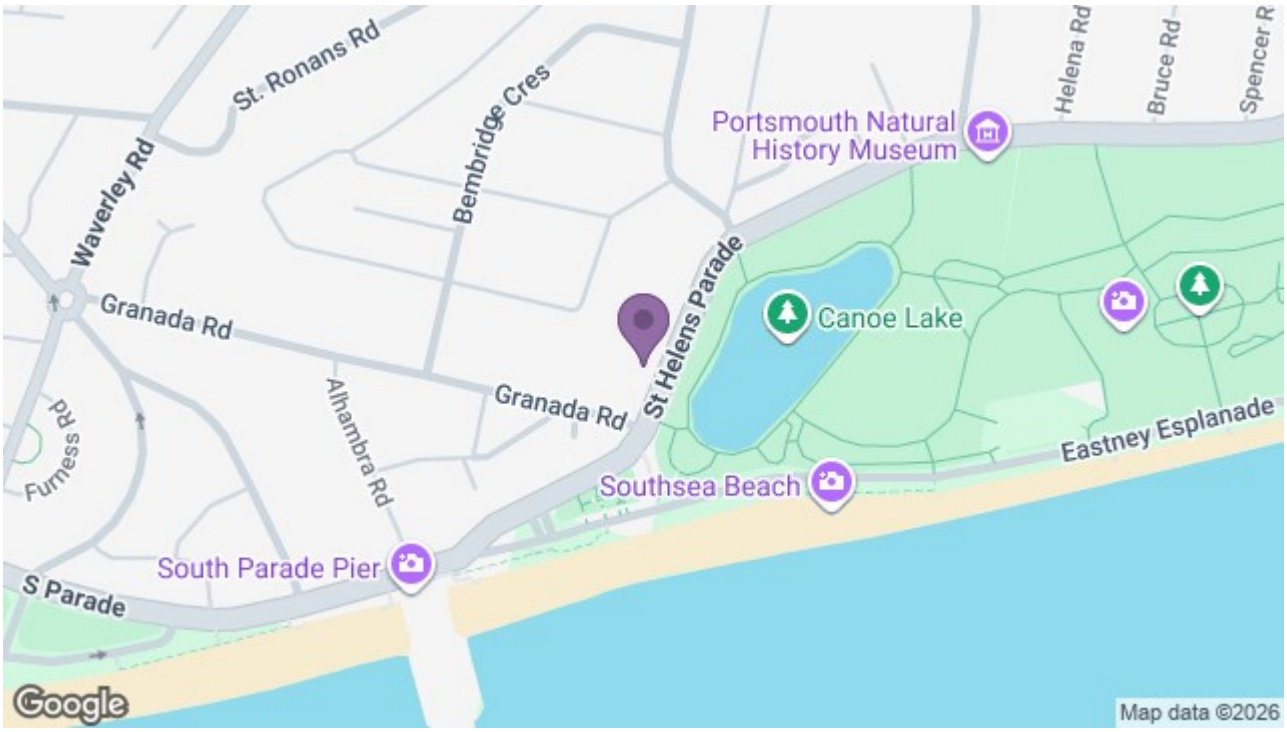
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection 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!



Scan here to see all our properties for sale and rent





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