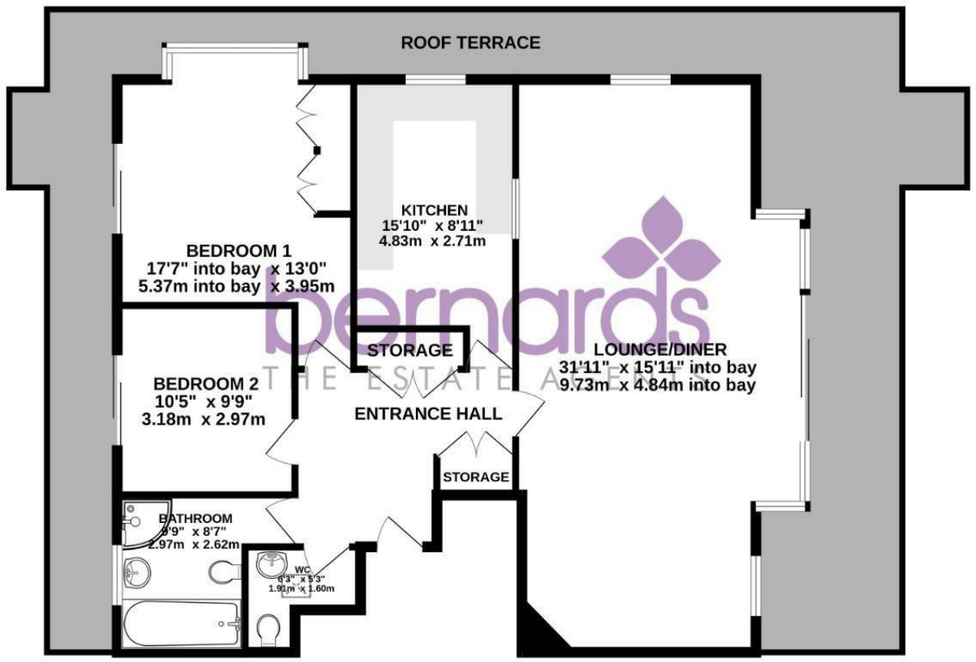
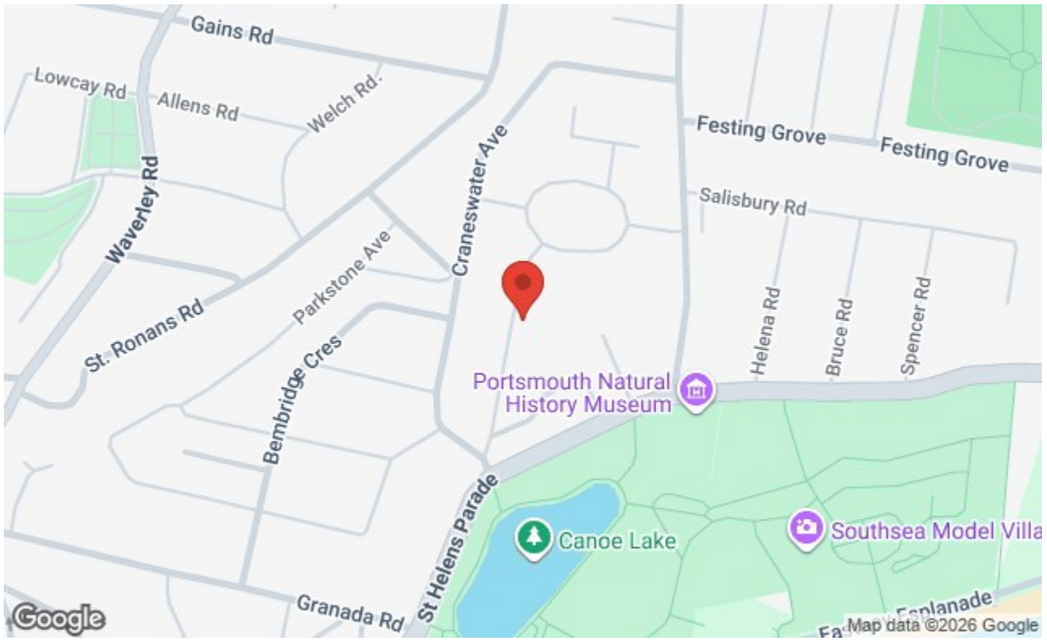
5TH FLOOR/
PENTHOUSE
1080 sq.ft. (100.4 sq.m.) approx.



TOTAL FLOOR AREA : 1080 sq.ft. (100.4 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

FOR SALE

£550,000

25 Craneswater Park, Southsea PO4 0NX

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THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- STUNNING PENTHOUSE APARTMENT
- WRAP AROUND ROOF TERRACE
- SPECTACULAR VIEWS
- EXPANSIVE LOUNGE DINER
- IMPRESSIVE KITCHEN
- TWO BEDROOMS
- BATHROOM AND ADDITIONAL WC
- GARAGE AND VISITOR PARKING
- WALKING DISTANCE TO SEA
- CALL TO VIEW

** UNBELIEVABLE FAR REACHING VIEWS FROM STUNNING PENTHOUSE APARTMENT **

We are thrilled to bring to market this penthouse apartment just moments from the seafront offering breathtaking views. Situated in Craneswater Park, this stunning home offers space, style and wrap around roof terrace with scenery out towards the sea and over Portsmouth and Southsea.

The heart of the home is undoubtably the large lounge diner with large windows to allow the light to flood in and to waste hours just enjoying the landscape. A well thought out serving area from the kitchen adds to the sociable aspect and creates a superb ambience for this part of the home.

Both bedrooms are a good size and complimented by a lovely family bathroom with a further separate WC, ideal for when you entertain. The roof terrace wraps around 3 sides of the building giving you such a choice of which view to soak in. The property also comes with a garage and there is visitor parking so there is much to like.

The location could not be more convenient with the seafront and canoe lake just a short stroll away. A truly exceptional home that really must be viewed to be appreciated

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

PROPERTY INFORMATION

LOUNGE / DINER
31'11" x 15'11" (9.73m" x 4.85m")

KITCHEN
15'10" x 8'11" (4.83m" x 2.72m")

BEDROOM 1
17'7" x 13'0" (5.36m" x 3.96m")

BEDROOM 2
10'5" x 9'9" (3.18m" x 2.97m")

BATHROOM
9'9" x 8'7" (2.97m" x 2.62m")

WC

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 : 137 YEARS Ground Rent : N/A Service Charge : 1750 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.

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.

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!

PROPERTY TENURE
Leasehold





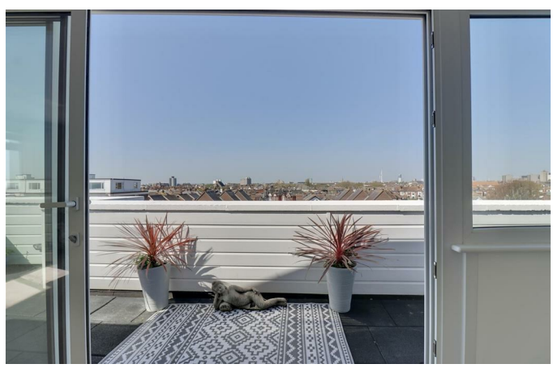


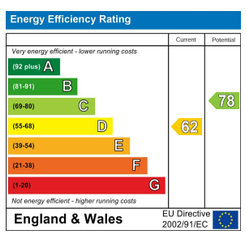












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