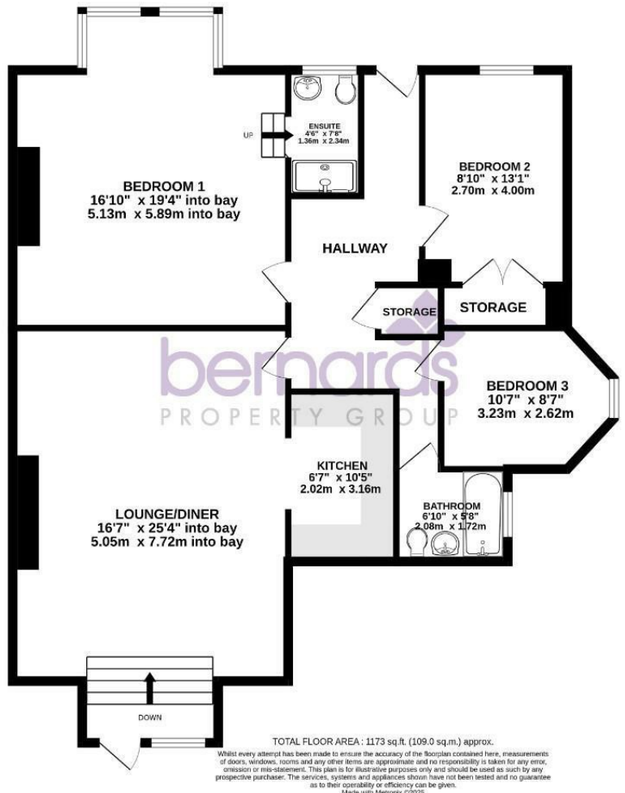
LOWER GROUND FLOOR
1173 sq.ft. (109.0 sq.m.) approx.



TOTAL FLOOR AREA : 1173 sq.ft. (109.0 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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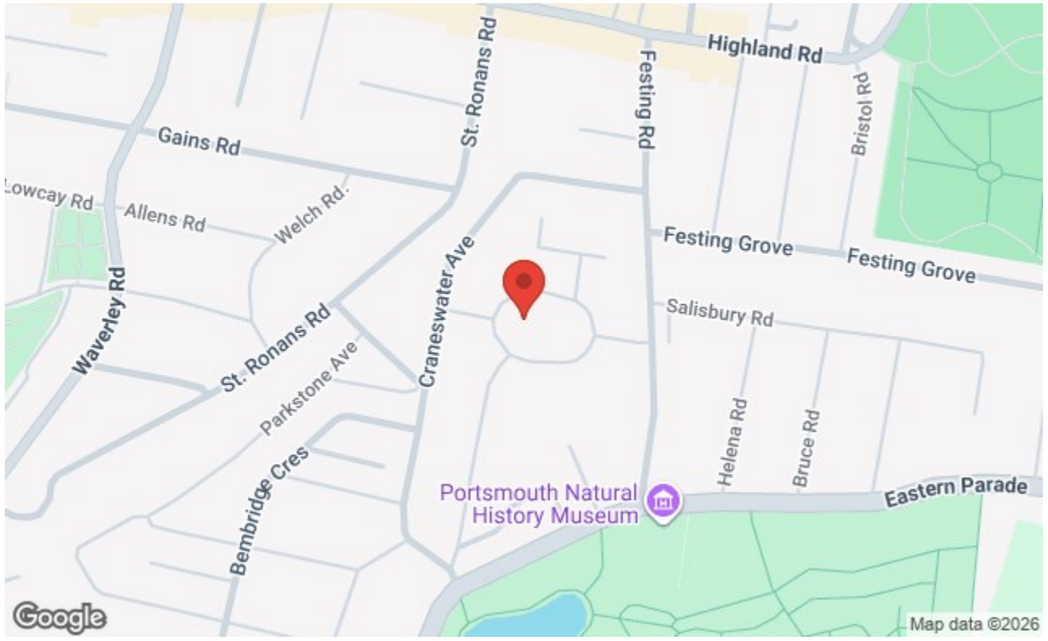


8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£525,000

Craneswater Park, Southsea PO4 0NX

bernards
THE ESTATE AGENTS

3 2 1

HIGHLIGHTS

- STUNNING GARDEN APARTMENT
- NO FORWARD CHAIN
- THREE DOUBLE BEDROOMS
- OPEN PLAN LIVING/ DINING
- TWO BATHROOMS
- BEAUTIFULLY REFURBISHED
- ALLOCATED PARKING
- CRANESWATER PARK
- CLOSE TO CANOE LAKE

Welcome to this stunning three bedroom garden apartment in Craneswater Park, one of the most sought after areas in Southsea. This apartment has undergone a wonderful renovation and the homeowners have created a beautiful home with a high end finish throughout.

As soon as you approach the apartment you can get a sense of the quality you are about to walk into with a lovely glass wall enclosing the private entrance, As you enter the property you are greeted by a huge living/ kitchen/ dining area, the perfect space for hosting or spending quality time with the family. This continues through into the master bedroom which is also a fabulous size and benefits from the en suite. There are a further two double bedrooms with plenty of storage for both. The three piece family bathroom splits the rooms. There is a good sized private rear garden which has been fully landscaped completing the residence with the allocated parking space located at the front of the development.

Situated in Cranesnwater Park, the home is in a great location with a short walk to both Canoe Lake and Southsea seafront as well as the Tenth Hole and Eastney Barracks nearby. The apartment is turn key for any new homeowner to enjoy and the opportunity to own such a beautiful home cannot be missed.

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

PROPERTY INFORMATION

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

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!

COUNCIL TAX BAND D

LEASEHOLD INFORMATION
Lease Length: 999 years Ground Rent: N/A Service Charge: £1650 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 - share of 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.

LOUNGE/ DINER
16'6" x 25'3" (5.05 x 7.72)

KITCHEN
6'7" x 10'4" (2.02 x 3.16)

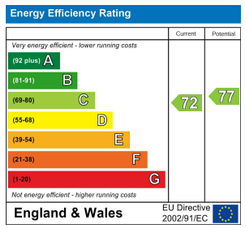
BEDROOM ONE
16'9" x 19'3" (5.13 x 5.89)

EN SUITE
4'5" x 7'8" (1.36 x 2.34)

BEDROOM TWO
8'10" x 13'1" (2.70 x 4.00)

BEDROOM THREE
10'7" x 8'7" (3.23 x 2.62)

BATHROOM
6'9" x 5'7" (2.08 x 1.72)



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