

£725,000

St. Helens Parade, Southsea PO4  
ORN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LANDMARK LOCATION
- ❖ BRAND NEW CONVERSION
- ❖ HIGH END SPECIFICATION
- ❖ OFF ROAD PARKING
- ❖ SOUTH FACING COURTYARD
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO LUXURY BATHROOMS
- ❖ UPPER GROUND FLOOR
- ❖ AVAILABLE TO VIEW
- ❖ NO FORWARD CHAIN

### EXCLUSIVE ONE, TWO & THREE BEDROOM SEA VIEW AND DUPLEX APARTMENTS

A prestigious development of an iconic Southsea Hotel, Solent views sits proudly on St Helens parade with unprecedented views of the Solent. And exclusive development of bespoke 1,2 and 3 bedroom apartments and duplexes many of which have

unrivalled sea and city views

The building has tastefully undergone a conversion from hotel over the last 18 months have now been transformed an hour for the finer details which will not be left disappointed

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## SPECIFICATIONS

Nude oak parquet flooring  
Bespoke German Kitchen with Quartz counter tops  
Neff appliances  
Claybrook feature tiled bathrooms  
Crosswater chrome sanitaryware  
Plush carpeted bedrooms  
Traditional architectural features with arched openings and pillar radiators

## KITCHEN

17'5" x 8'4" (5.31m x 2.54m)

## LOUNGE/DINER

26'1" x 12'1" (7.95m x 3.68m)

## BEDROOM ONE

22'10" x 12'1" (6.96m x 3.68m)

## ENSUITE

## BEDROOM TWO

14'1" x 11'5" (4.29m x 3.48m)

## BATHROOM

9'1" x 13'8" (2.77m x 4.17m)

## 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!

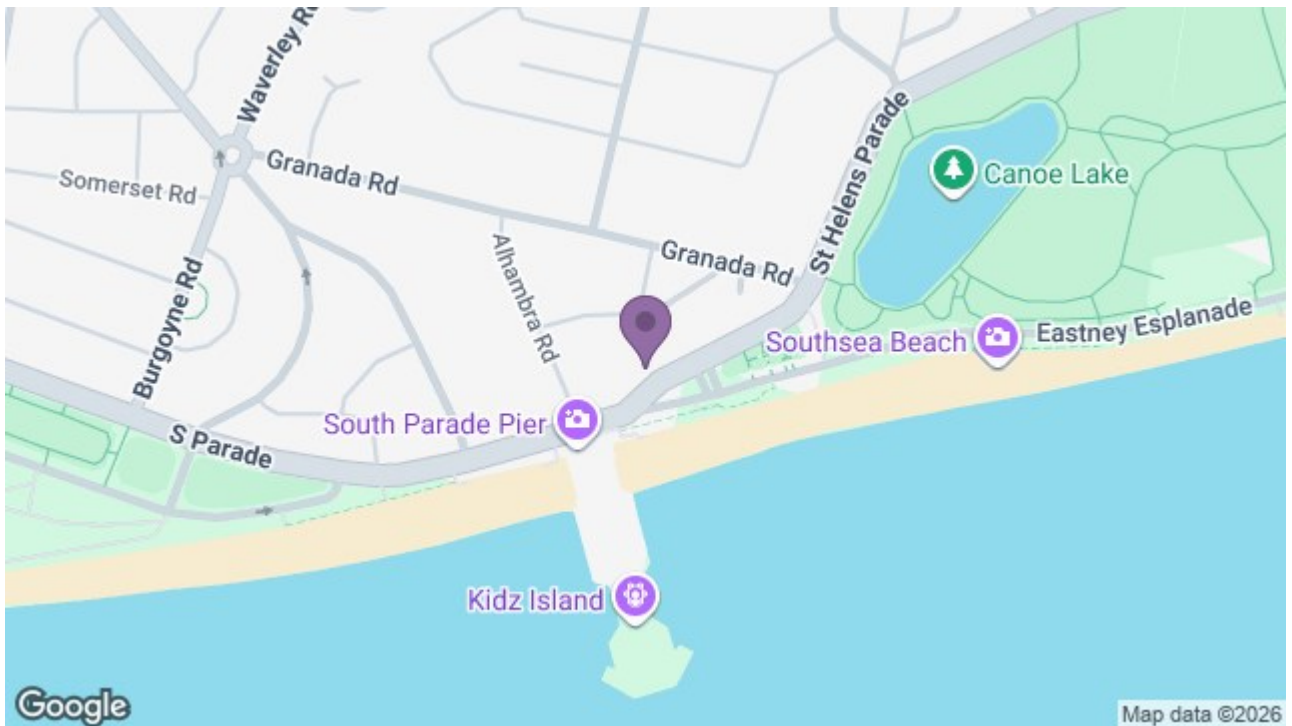
## Council Tax Band X

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



| 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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





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