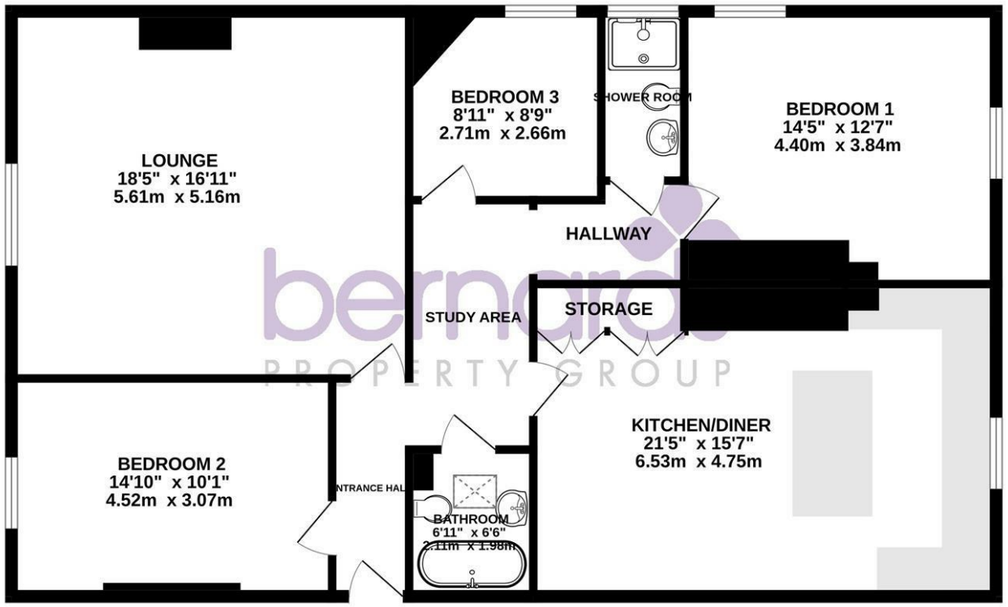
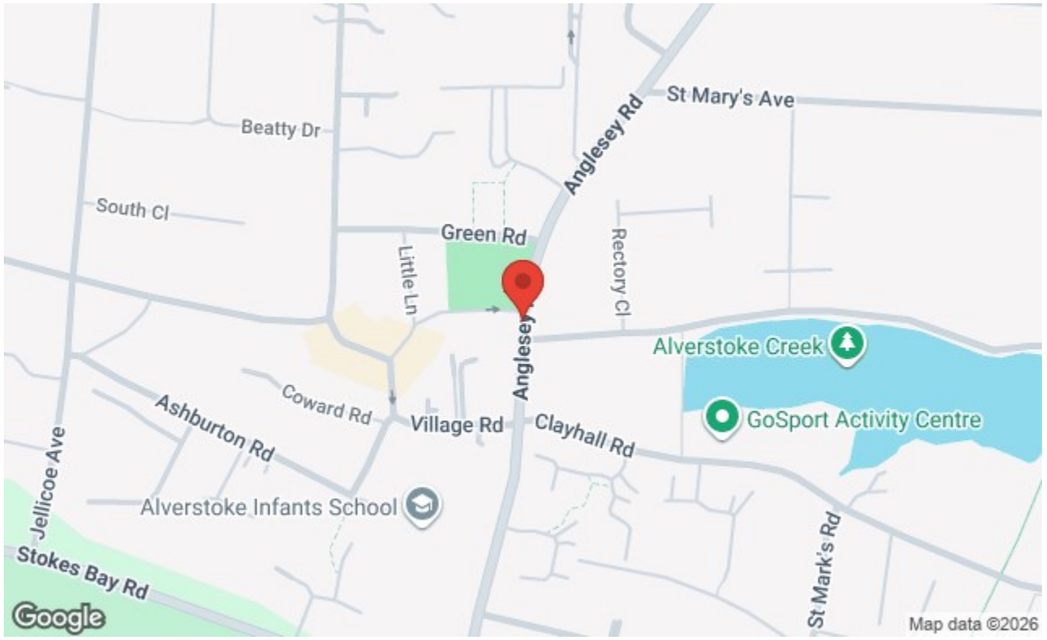
1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- Spacious Three-Bedroom First-Floor Apartment
- Grade II Listed Period Building
- Character Features Including High Ceilings & Sash Windows
- Views Towards St Mary's Church & Stoke Lake
- Spacious Living Room
- Separate Kitchen/Dining Room
- Refitted Bathroom & Separate Shower Room
- Recently Replaced Radiators
- Communal Gardens & Grounds
- Residents' Parking

Characterful Three-Bedroom First-Floor Apartment

Bernards are delighted to offer this spacious three-bedroom first-floor apartment within The Old Rectory, a Grade II Listed period building believed to date back to the 1500s, with an extension added in 1809.

Ideally located close to Stokes Bay seafront and Alverstoke Village, the property combines historic character with modern comforts. Features include high ceilings, sash windows, picture rails, an open fire to the lounge and a medieval undercroft, which is believed to have once been connected to St Mary's Church by a tunnel.

The accommodation comprises a spacious lounge, kitchen/dining room, three bedrooms, modern bathroom and en-suite, both refitted approximately two years ago. White goods remain and the property benefits from gas central heating.

Outside are communal gardens, bike sheds and residents' parking on a first-come, first-served basis. The apartment also enjoys views towards Alverstoke Creek and the Spinnaker Tower.

A truly unique period property offering generous accommodation, fascinating history and an enviable location. Viewing is highly recommended.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/DINER
21'5" x 15'7" (6.53 x 4.75)

STUDY AREA
6'7" x 11'6" (2.01 x 3.51)

LOUNGE
18'4" x 16'11" (5.61 x 5.16)

BEDROOM ONE
14'5" x 12'7" (4.40 x 3.84)

BEDROOM TWO
14'9" x 10'0" (4.52 x 3.07)

BEDROOM THREE
8'10" x 8'8" (2.71 x 2.66)

BATHROOM
6'11" x 6'5" (2.11 x 1.98)

ADDITIONAL SHOWER ROOM

OUTSIDE

COMMUNAL GARDEN

RESIDENTS CAR PARK

LEASEHOLD INFORMATION
We understand the property benefits from the remainder of a 189-year lease, originally granted in 1981. Service charges are payable every 6 months at approximately £1350-£1500 subject to work required.

LEASEHOLD - COUNCIL TAX BAND B

FINANCIAL SERVICES
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!

AML - ANTI MONEY LAUNDERING PROCEDURE
We 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.

BUYER VERIFICATION
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.

RECOMMENDED SOLICITORS
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. We 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.

DISCLAIMER STATEMENT
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract.

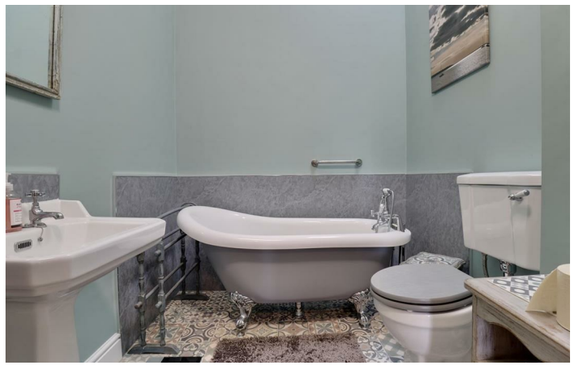
Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

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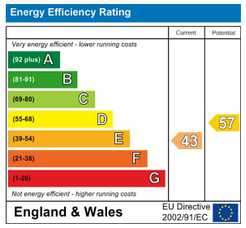












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