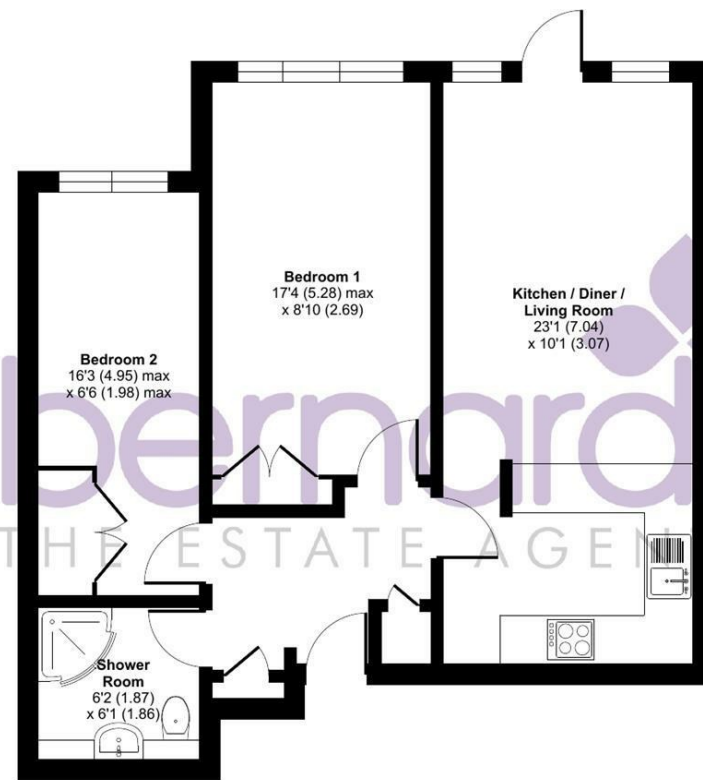


Elmore Road, Lee-on-the-Solent, PO13

Approximate Area = 617 sq ft / 57.3 sq m
For identification only - Not to scale



GROUND FLOOR

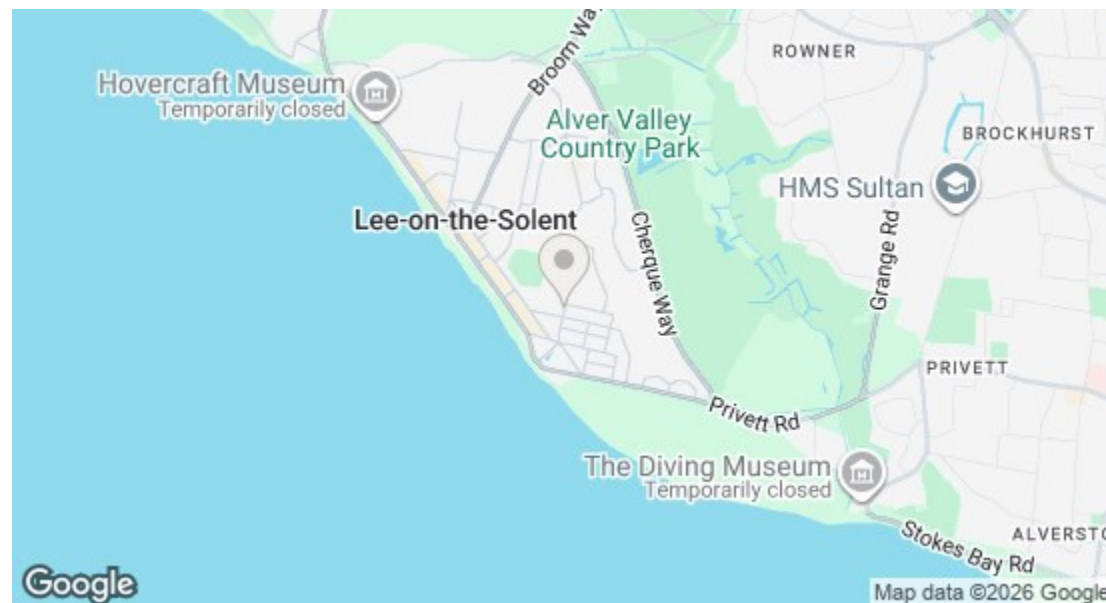
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2025. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1371042



Flat 4 Berkeley Court 25 Elmore Road, Lee-On-The-Solent, Hampshire, PO13 9AR

 **2**  **1**  **1**
BEDROOMS BATHROOMS RECEPTIONS

 **02392 553 636**



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		64	70
		EU Directive 2002/91/EC	



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.

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!

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.

Assistance with removals
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.

Service Charge
£3060 pa

LEASEHOLD - Council Tax Band C



SUMMARY

Bernards Eckersley White are pleased to present this delightful retirement apartment on Elmore Road which offers a perfect blend of comfort and convenience. The property features a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests.

The apartment comprises two spacious bedrooms, providing ample room for rest and personal space. The well-designed bathroom is equipped to meet all your needs, ensuring a comfortable living experience.

This property is particularly suited for those seeking a peaceful retirement lifestyle, with the beautiful seafront just a short stroll away. Lee-On-The-Solent boasts a friendly community atmosphere, with local shops, cafes and amenities within easy reach.

Whether you are looking to downsize or simply wish to enjoy a serene coastal life, this apartment presents an excellent opportunity. With its prime location and thoughtful layout, it is a wonderful choice for those wishing to embrace a relaxed and fulfilling retirement.

