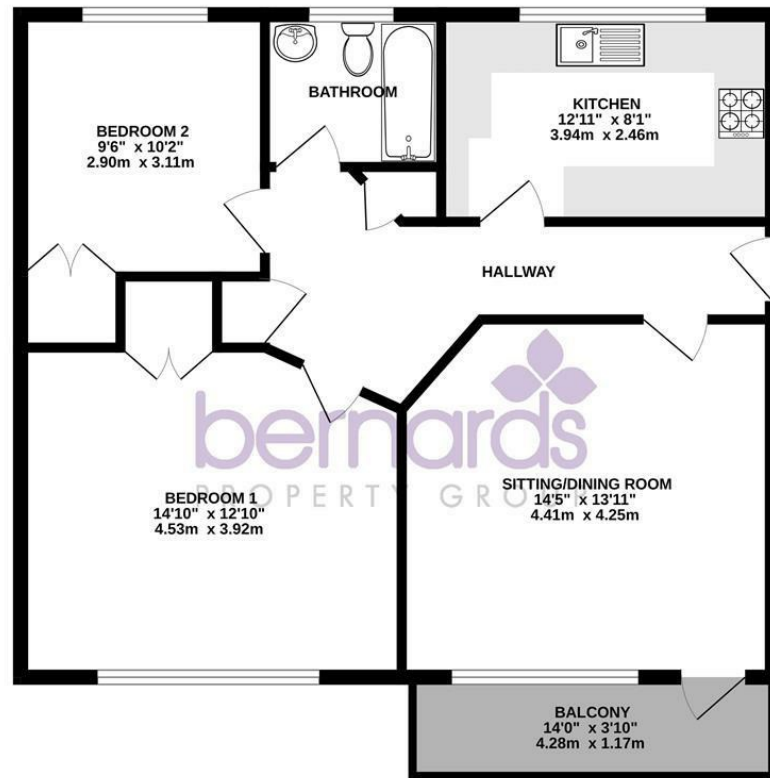


GROUND FLOOR
757 sq.ft. (70.3 sq.m.) approx.



TOTAL FLOOR AREA: 757 sq.ft. (70.3 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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118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636



Guide Price £220,000

Milvil Road, Lee-On-The-Solent PO13 9LY

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HIGHLIGHTS

- ✦ Located in popular Milvil Court
- ✦ First floor apartment in the heart of the High Street
- ✦ Moments from the seafront with sea views
- ✦ Two well-proportioned double bedrooms with fitted storage
- ✦ Spacious sitting room with access to private balcony
- ✦ Impressive kitchen with solid wood worktops & breakfast bar
- ✦ Integrated appliances and excellent storage space
- ✦ Well-presented throughout and move-in ready
- ✦ Garage to the rear plus residents' parking
- ✦ Prime Lee-on-the-Solent location close to shops, cafés & coastal walks
- ✦

Situated within the ever-popular Milvil Court, this well-presented first-floor apartment enjoys an enviable position right in the heart of Lee-on-the-Solent.

Tucked just off the High Street and moments from the seafront, the property offers the best of both worlds, immediate access to shops, cafés and coastal walks, while enjoying a slightly quieter setting than frontline homes. Despite this, the apartment still benefits from attractive sea views, adding to its overall appeal.

The development provides practical amenities including a garage owned by the property, as well as a residents' car park to the rear available with a residents permit only.

Internally, the apartment is presented in excellent order throughout and offers a well-balanced layout. One of the standout features is the

impressive kitchen, which is far larger than typically found in similar apartments. Fitted with a range of integrated appliances, solid wood worktops and a built-in breakfast bar, it creates a stylish and functional space for both everyday living and entertaining.

Across the hallway, the generous sitting room provides a comfortable and light-filled living area, with direct access onto a private balcony, perfect for enjoying the coastal outlook.

Further along the hallway are two well-proportioned double bedrooms, both benefitting from fitted storage, alongside a neatly presented family bathroom.

Overall, this is a fantastic opportunity to acquire a spacious and well-located apartment in the centre of town, combining convenience, coastal lifestyle and excellent internal accommodation.

Call today to arrange a viewing
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PROPERTY INFORMATION

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.

Neither Bernards Estate Agents, nor any of its employees or representatives, have the authority to make or give any representation or warranty whatsoever in relation to this property.

DETAILS OF LEASEHOLD

Years remaining: 97
Service charge: £1800 pa
Ground rent: £40.00 pa
Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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