£170,000

St. Andrews Road, Southsea PO5 1EU

## HIGHLIGHTS

- ONE BEDROOM APARTMENT
- BASEMENT FLAT
- NEUTRAL DECOR THROUGHOUT
- FOUR PIECE BATHROOM
- FRONT COURTYARD
- PRIVATE GARDEN
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CLOSE TO TRAIN STATION
- CALL TO VIEW

**ONE BEDROOM GARDEN FLAT IN CENTRAL SOUTHSEA**

We are delighted to welcome to the market this lovely one bedroom garden apartment located in a popular central Southsea location on St Andrews Road.

The property comprises of a large living room at the front of the apartment with a west facing bay window which fills the room with natural light, a good size double bedroom, a long galley kitchen with plenty of worktop space, units and also a door out into the sizable private rear garden. The apartment also benefits from its own entrance and has an additional courtyard garden to the front of the building.

This is a great first time buy or investment purchase and is turn key for any new owner. The location of this apartment is second to none being so central with a short walk to local amenities, the seafront and the train station. This is not one to be missed and an early viewing is highly advised.

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

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# 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 A

### Leasehold Information
Lease Length: 125 Years Ground Rent: £50pa Service Charge: £1183.20pa
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

### 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.

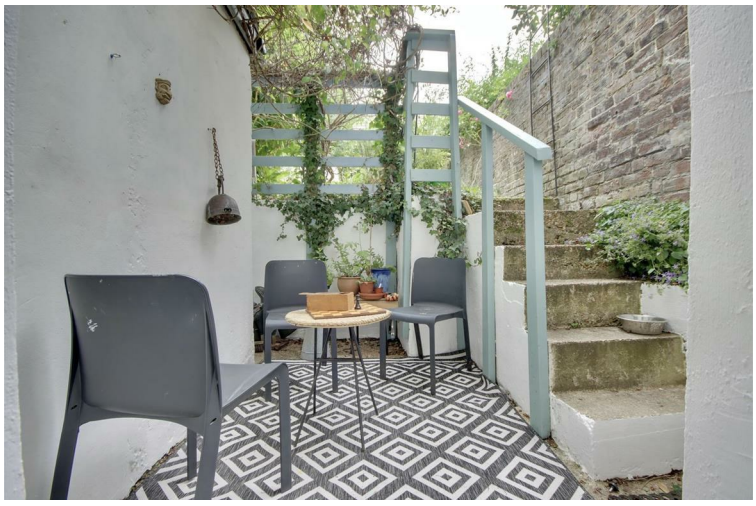
### Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

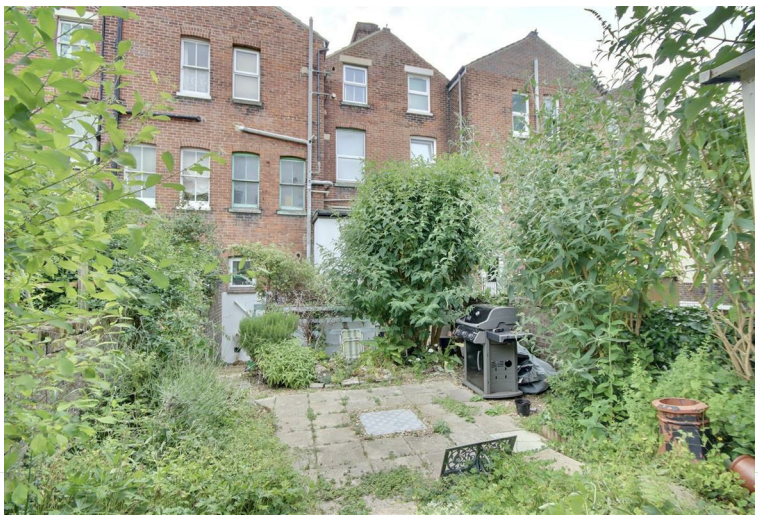
### Lounge
16'6" x 12'5" (5.03 x 3.79)

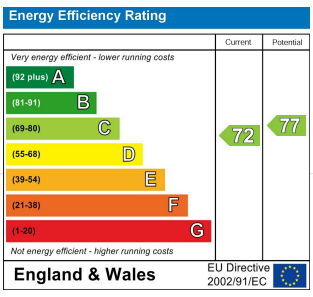
### Kitchen
18'2" x 8'3" (5.54 x 2.54)

### Bedroom
13'5" x 10'4" (4.11 x 3.15)

### Bathroom
9'8" x 7'1" (2.96 x 2.16)





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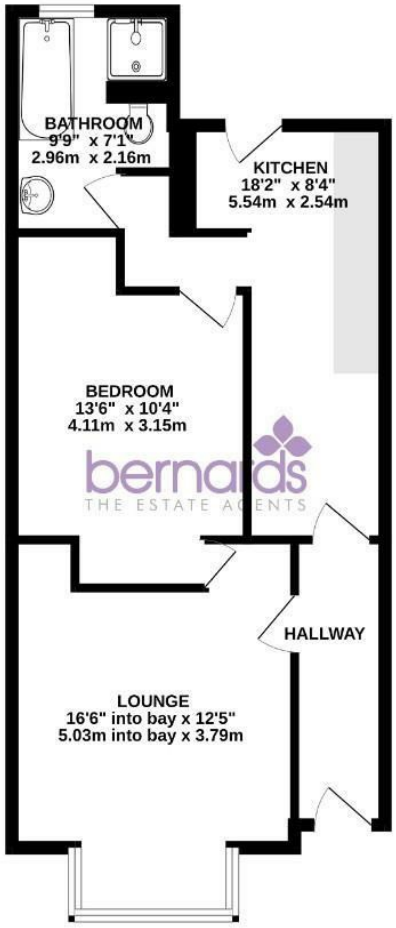
APARTMENT FLOOR
566 sq.ft. (52.6 sq.m.) approx.




TOTAL FLOOR AREA : 566 sq.ft. (52.6 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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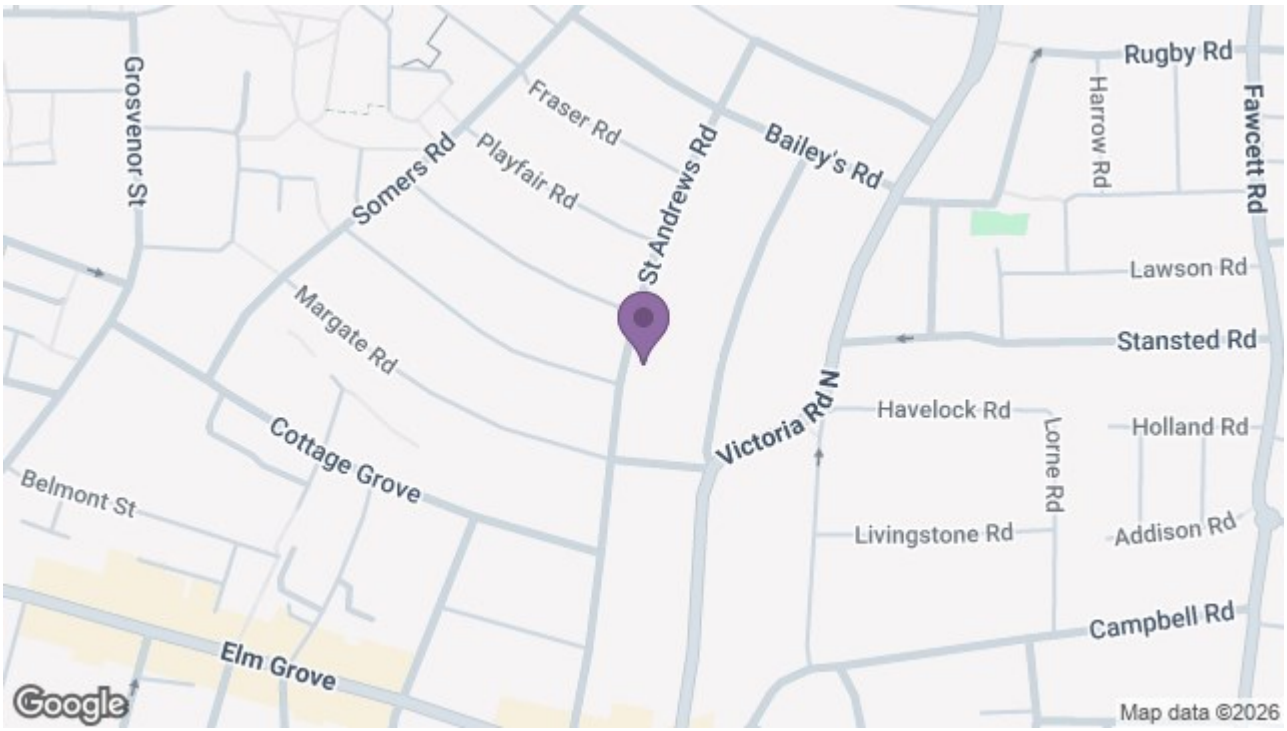


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