£325,000

Lombard Street, Portsmouth PO1 2HU

HIGHLIGHTS

- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- NO ONWARD CHAIN
- RECENTLY UPDATED THROUGHOUT
- FULLY FITTED KITCHEN
- IMPRESSIVE SHOWER ROOM
- RESIDENTS PARKING
- OLD PORTSMOUTH LOCATION
- COMMUNAL ROOF TERRACE
- CALL TO VIEW

** FABULOUS APARTMENT IN HEART OF OLD PORTSMOUTH WITH RESIDENTS PARKING AND NO CHAIN **

We are delighted to bring to market this wonderful first floor apartment in Lombard Street. The property has undergone a full update in recent times and is offered CHAIN FREE for the next lucky owner.

The homeowner has meticulously created a wonderful property with Amtico Flooring installed, upgraded electric heating and many other wonderful upgrades. The communal areas with LIFT, instantly give you the feel of a well maintained block whilst there is both residents parking and visitor parking. A secure residents bike store is also available for use.

The accommodation comprises a generous lounge / diner, impressive fully fitted kitchen with high end appliances, lovely shower room and 2 good size bedrooms, the master offering built in wardrobe space and additional storage. The property has recently operated as a rental, popular for this area. There is also a communal roof terrace at your disposal giving you some outside space to enjoy when the sun shines.

The location is hugely popular with lovely walks available around the cobbled streets. You also have great access to Gunwharf Quays, Southsea seafront and some lovely bars & restaurants when you wish to socialise. A great opportunity that is sure to be of interest to many.

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

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PROPERTY INFORMATION

FIRST FLOOR

HALLWAY
Amtico Flooring - access to principal rooms and storage cupboard

LOUNGE DINER
15'6" x 14'7" (4.72m" x 4.45m")

BEDROOM 1
14'4" x 12'0" max (4.37m" x 3.66m" max)
Fitted wardrobes and additional storage under window seats

BEDROOM 2
10'3" x 9'10" (3.12m" x 3.00m")
Double bedroom

KITCHEN
10'3" x 7'9" (3.12m" x 2.36m")
Fully integrated kitchen with Neff appliances, double oven, one with slide and hide door, the other being combination oven/microwave, induction hob, slimline dishwasher and fridge freezer. Amtico Flooring

BATHROOM
8'1" x 6'8" (2.46m" x 2.03m")
Additional Large storage cupboard with plumbing for washing machine and room for a tumble dryer as well as fitted storage under the basin

PARKING
Residents parking spaces and additional visitors parking for guests

COMMUNAL ROOF TERRACE

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

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

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.

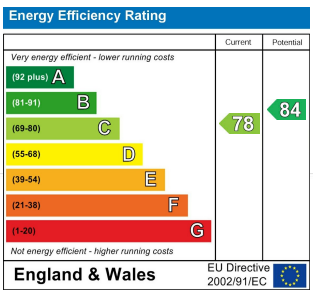
Property Tenure
Leasehold

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.

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!



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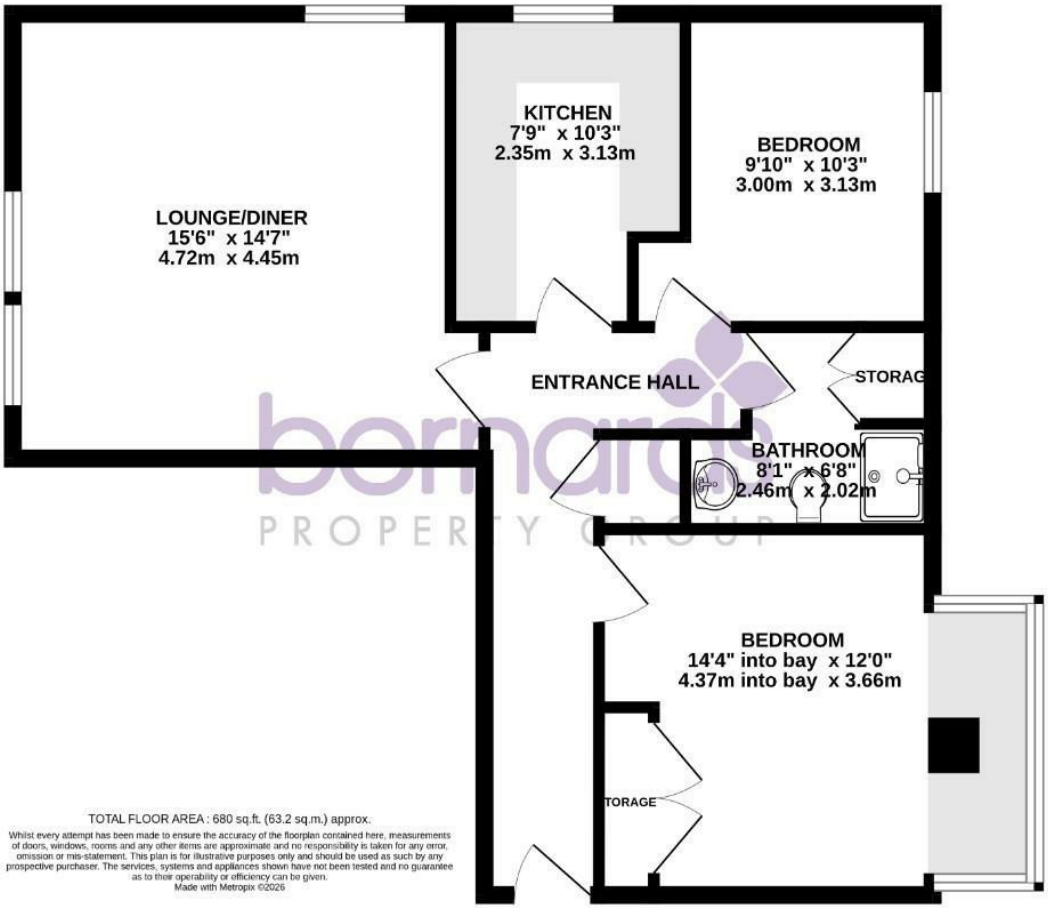
1ST FLOOR
680 sq.ft. (63.2 sq.m.) approx.



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