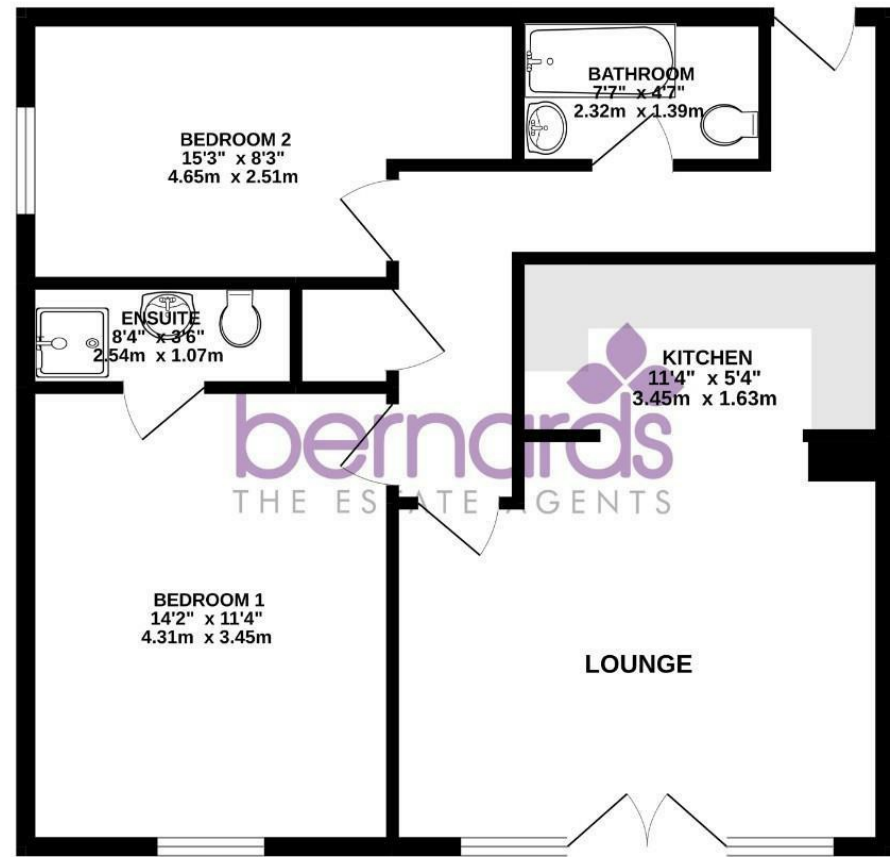


GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA: 675 sq.ft. (62.7 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



Guide Price £210,000

Henderson Court, Southsea PO4 9JF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ MODERN APARTMENT
- ❖ GROUND FLOOR
- ❖ OFF ROAD PARKING
- ❖ REAR COURTYARD
- ❖ TWO BATHROOMS
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION
- ❖ CLOSE TO SOUTHSEA BEACH
- ❖ A MUST VIEW

TWO BEDROOM GROUND FLOOR APARTMENT WITH OFF ROAD PARKING

We are delighted to welcome to the sales market, this charming two bedroom, ground floor purpose built apartment, with off road parking, in the highly sought after location of Henderson road, within walking distance of many local amenities including Eastney Beach, Bransbury park and shops.

The property comes with the huge added bonus of off road parking, a rear courtyard and is being sold with no forward chain.

Internally, the property is comprised of a spacious lounge area, which is open plan to the kitchen and has french doors onto the rear courtyard.

The property is continued by the two double bedrooms, with the master benefiting from an ensuite, with bedroom two being served by the family bathroom.

110 Years Remaining on the Lease
£150 Ground Rent
£1205 Service Charge

We strongly recommend booking a viewing!

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

KITCHEN

11'4" x 5'4" (3.45m x 1.63m)

BEDROOM ONE

14'2" x 11'4" (4.32m x 3.45m)

ENSUITE

8'4" x 3'6" (2.54m x 1.07m)

BEDROOM TWO

15'1" x 8'3" (4.60m x 2.51m)

BATHROOM

7'7" x 4'7" (2.31m x 1.40m)

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 C

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!

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12-15) A			
(16-20) B			
(21-25) C		76	78
(26-30) D			
(31-35) E			
(36-40) F			
(41-45) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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