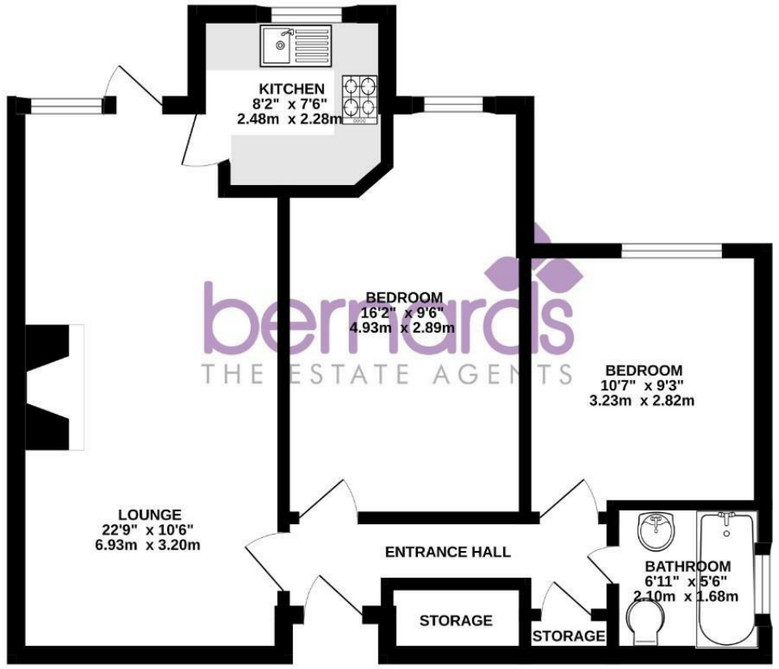
1ST FLOOR
588 sq.ft. (54.6 sq.m.) approx.




TOTAL FLOOR AREA : 588 sq.ft. (54.6 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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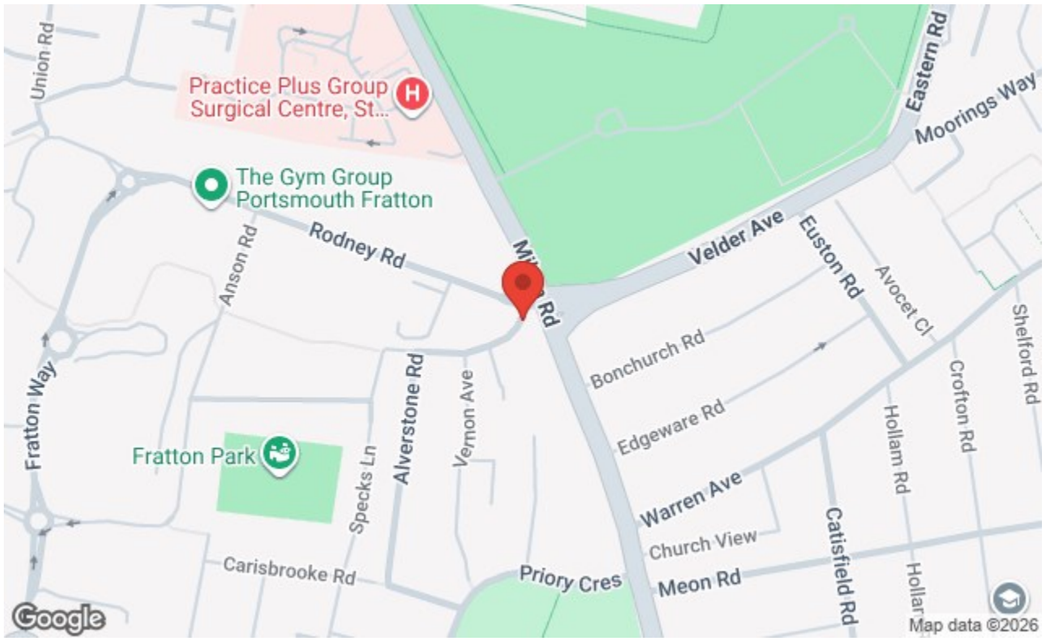



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£185,000

Alverstone Road, Southsea PO4 8GS

bernards THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- TWO BEDROOMS
- RETIREMENT APARTMENT
- RESIDENTS PARKING
- SPACIOUS LOUNGE
- AMPLE BUILT IN STORAGE
- LIFT ACCESS
- FIRST FLOOR
- COMMUNAL LOUNGE
- SHARED LAUNDRY ROOM
- CHAIN FREE

** CHAIN FREE RETIREMENT FLAT **

We are delighted to welcome to the sales market, this well presented two bedroom retirement home, in a highly desirable location.

Built in 2012 by Churchill Retirement Homes, there are well maintained gardens, communal lounges and parking, meaning this property has lots to offer, before you even enter the apartment.

With the apartment boasting a two double bedrooms, spacious lounge/diner and kitchen, with a fitted bathroom it has lots to offer a new owner. The property has a light and airy feel throughout

The communal areas include an owners lounges with movie nights, with the added bonus of a laundry room, wellness suite and guest suite

With Resident management staff and Careline alarm service, this property is secure and has a lot to offer, so we strongly recommend booking a viewing to avoid disappointment

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

# PROPERTY INFORMATION

**LOUNGE**
22'8" x 10'5" (6.93 x 3.20)

**KITCHEN**
8'1" x 7'5" (2.48 x 2.28)

**BEDROOM**
16'2" x 9'5" (4.93 x 2.89)

**BEDROOM**
10'7" x 9'3" (3.23 x 2.82)

**BATHROOM**
6'10" x 5'6" (2.10 x 1.68)

**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 B**
Portsmouth City Council: BAND B

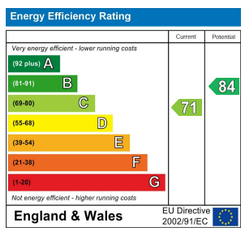
**LEASEHOLD INFORMATION**
Lease Length: 112 Years Ground Rent: £713.38 Service Charge: £3,571.56 Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your 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.

**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.

**PROPERTY TENURE**
Leasehold

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