£260,000

Lennox Road North, Southsea PO5 2LR

HIGHLIGHTS

- TWO BEDROOM
- FIRST FLOOR APARTMENT
- OPEN PLAN KITCHEN/ LIVING
- TWO BATHROOM
- NEW KITCHEN
- GREAT FIRST TIME BUY
- ALLOCATED PARKING
- CLOSE TO PALMERSTON ROAD
- SHORT WALK TO SEAFRONT
- CALL TO VIEW

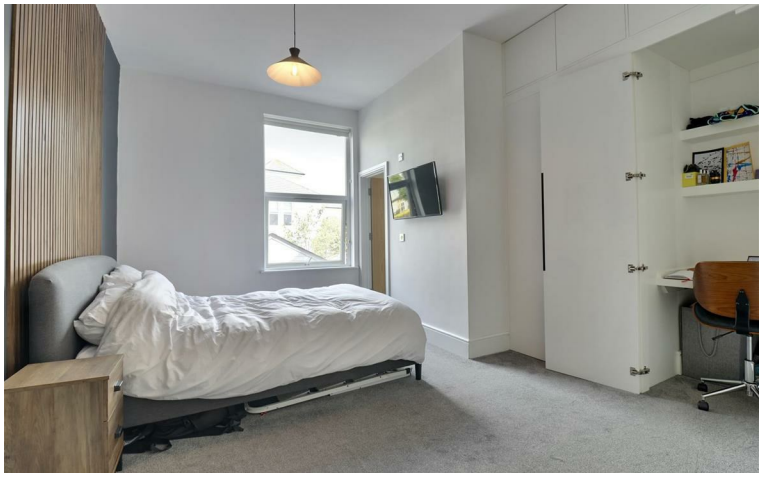
TWO BEDROOM, TWO BATHROOM FIRST FLOOR APARTMENT WITH ALLOCATED PARKING

We are delighted to bring to market this exceptional apartment moments from the sea. The property has been updated in recent times to create a lovely property that also comes with an allocated parking space, rare for such a central location.

The property offers a wonderful open plan lounge / kitchen space that is both sociable and impressive in it's finish. Both bedrooms are very generous in size which is another huge bonus and the master bedroom benefits from a modern ensuite shower room. The property is turn key for any new owner and would be a great first time buy.

The location is second to none with it being centrally located for the seafront but also the bars and restaurants close by. A wonderful opportunity that must be viewed to be appreciated.

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 B

Leasehold Information
Lease Length: 105 Years Ground Rent: £200pa Service Charge: £1177pa
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
Freehold / Leasehold - delete as applicable

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.

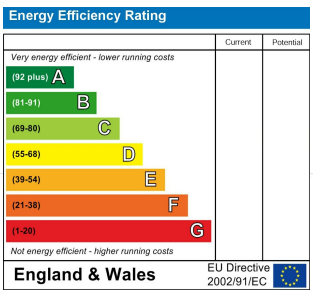
KITCHEN/LOUNGE/DINER
17'10" x 18'0" (5.46 x 5.50)

BEDROOM ONE
14'4" x 15'9" (4.37 x 4.82)

ENSUITE
4'3" x 7'4" (1.32 x 2.24)

BEDROOM TWO
11'4" x 10'2" (3.47 x 3.10)

BATHROOM
7'4" x 5'1" (2.24 x 1.57)



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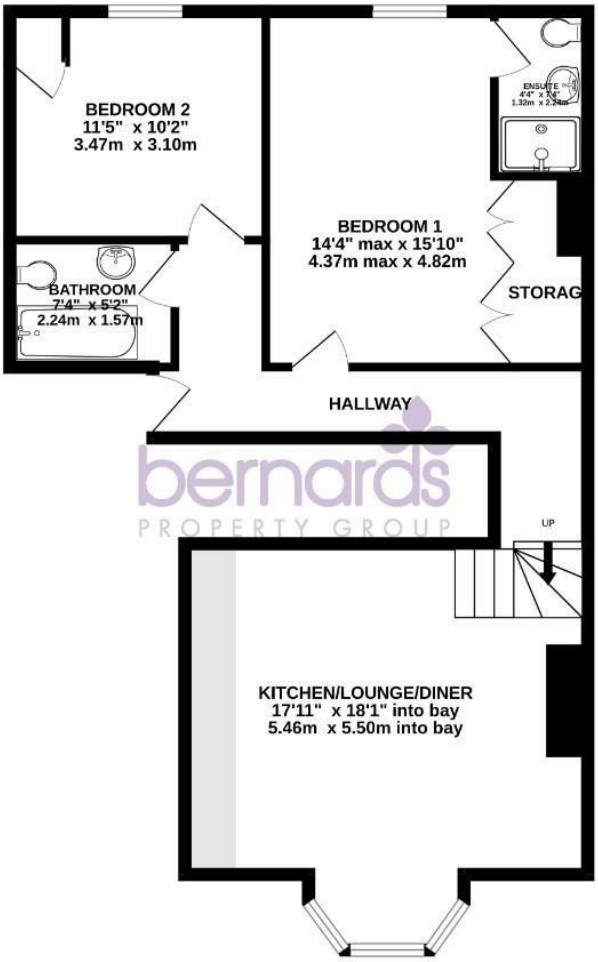
GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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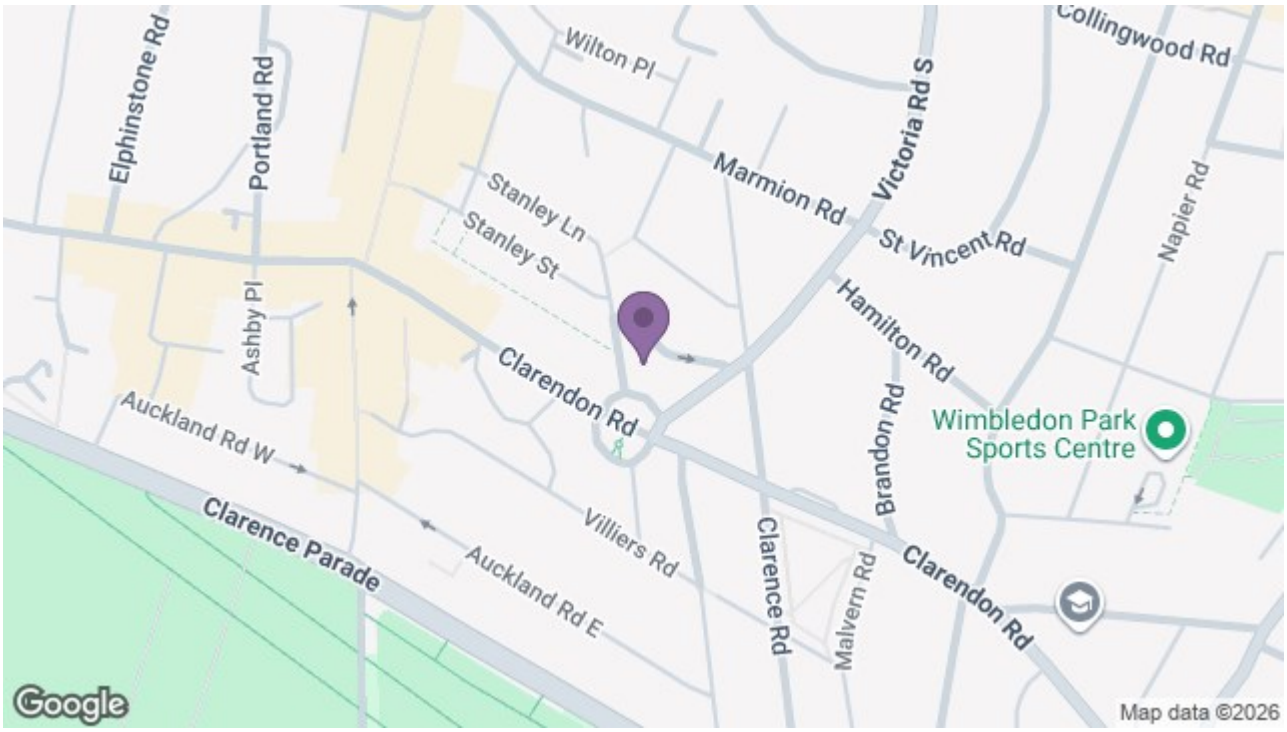

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