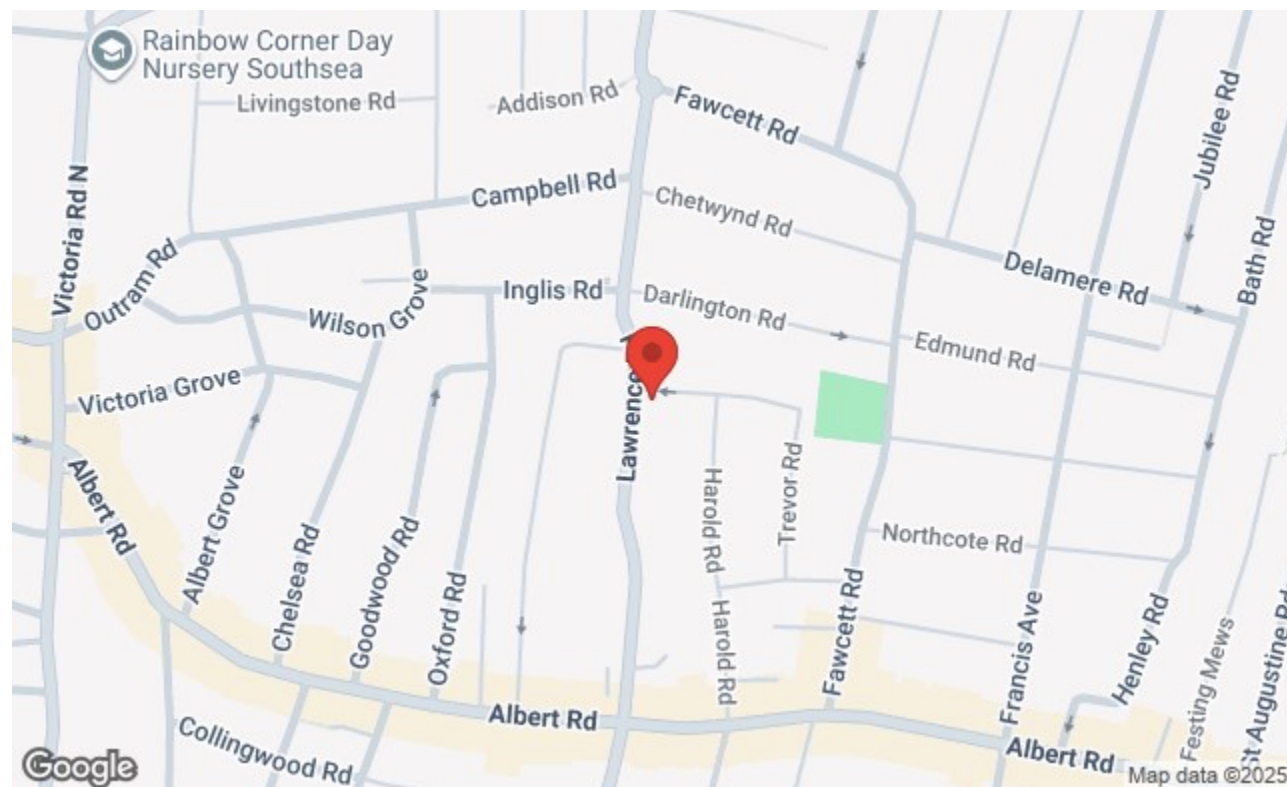


**FOR SALE**

£425,000

Lawrence Road, Southsea PO5 1NY

**bernards**  
THE ESTATE AGENTS



4 3 3

## HIGHLIGHTS

- ❖ BLOCK OF FLATS
- ❖ CENTRAL SOUTHSEA
- ❖ INVESTMENT OPPORTUNITY
- ❖ GARAGE
- ❖ FREEHOLD HOUSE
- ❖ HUGE POTENTIAL
- ❖ 1800 SQUARE FOOT
- ❖ A MUST VIEW
- ❖ POTENTIAL TO IMPROVE
- ❖ CALL TO VIEW

**\*\* BLOCK OF THREE FLATS WITH GARAGE \*\***

We are pleased to present this rare opportunity to purchase three flats in a central location. Comprised of a studio, one bedroom and two bedroom apartment. With each property currently let on a periodic basis, this investment will allow an immediate return.

Two of the units have been recently refurbished, with the one bedroom apartment hosting private courtyard space and access to the

garage. The studio and two bedroom are entered via the front of the building, both very generous in size with the whole property spreading over 1800 square foot.

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



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





# PROPERTY INFORMATION

## FLAT A ENTRANCE HALL

6'7" x 4'9" (2.01 x 1.47)

## FLAT A KITCHEN/LOUNGE

18'4" x 9'10" (5.59 x 3.00)

## FLAT A BATHROOM

7'4" x 3'8" (2.25 x 1.12)

## FLAT A BEDROOM

14'4" x 12'5" (4.39 x 3.81)

## COMMUNAL ENTRANCE HALL

6'5" x 4'7" (1.96 x 1.40)

## FLAT B KITCHEN

15'10" x 10'0" (4.83 x 3.07)

## FLAT B STUDIO

16'6" x 14'2" (5.03 x 4.34)

## FLAT B BATHROOM

6'7" x 6'0" (2.03 x 1.85)

## FLAT B WC

6'0" x 3'0" (1.85 x 0.93)

## FLAT C LOUNGE

16'9" x 12'9" (5.11 x 3.90)

## FLAT C RECEPTION ROOM

18'4" x 10'8" (5.59 x 3.26)

## FLAT C BEDROOM

14'7" x 10'0" (4.46 x 3.06)

## FLAT C KITCHEN

15'5" x 10'5" (4.70 x 3.18)

## FLAT C BATHROOM

6'8" x 5'8" (2.04 x 1.73)

## FLAT C WC

6'2" x 2'11" (1.88 x 0.91)

## FLAT C

10'9" x 10'2" (3.28 x 3.12)

## 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

Portsmouth City Council: BAND A for each individual unit

## LEASEHOLD INFORMATION

3x Leasehold Units under the Freehold of 74 Lawrence Road.

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

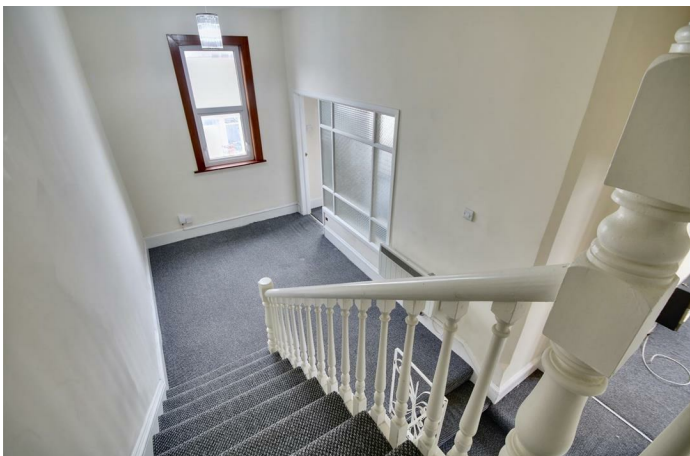
Freehold

## 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

