

£230,000

Marmion Avenue, Southsea PO5 2BL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ GARAGE
- ❖ WEST FACING BALCONY
- ❖ CHAIN FREE
- ❖ LIFT ACCESS
- ❖ CENTRAL LOCATION
- ❖ CUL-DE-SAC
- ❖ PURPOSE BUILT BLOCK
- ❖ SECURE ENTRY
- ❖ CALL TO VIEW

**** WEST FACING BALCONY **
GARAGE ****

We are pleased to welcome to the market this two bedroom top floor apartment in central Southsea. The block could not be more conveniently situated, tucked away in a small cul-de-sac off Marmion Road.

Internally the flat holds two double bedrooms at the rear, a well

presented kitchen and bathroom adjacent to the spacious hallway, and a large bright lounge on the west side of the building. The home has a garage to offer at the rear, and a balcony at the front offering a wonderful spot for afternoon sun.

With lift access to all floors in a purpose built block, this property presents a brilliant opportunity to any buyer looking for a chain-free property in a sought after location.

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





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PROPERTY INFORMATION

LOUNGE
15'6" x 11'7" (4.74 x 3.55)

KITCHEN
12'2" x 7'3" (3.73 x 2.23)

BATHROOM
8'1" x 7'11" (2.47 x 2.42)

BEDROOM
11'5" x 10'10" (3.48 x 3.32)

BEDROOM
11'1" x 8'0" (3.38 x 2.44)

GARAGE
16'4" x 8'2" (5.00 x 2.49)

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

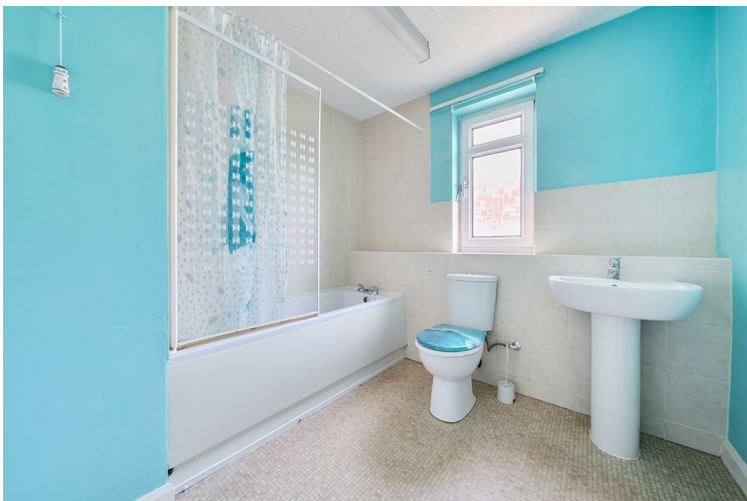
Leasehold Information
Lease Length: 156 Years Ground Rent: £0.00 Service Charge: £1,626.70

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.



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 64 | 76 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



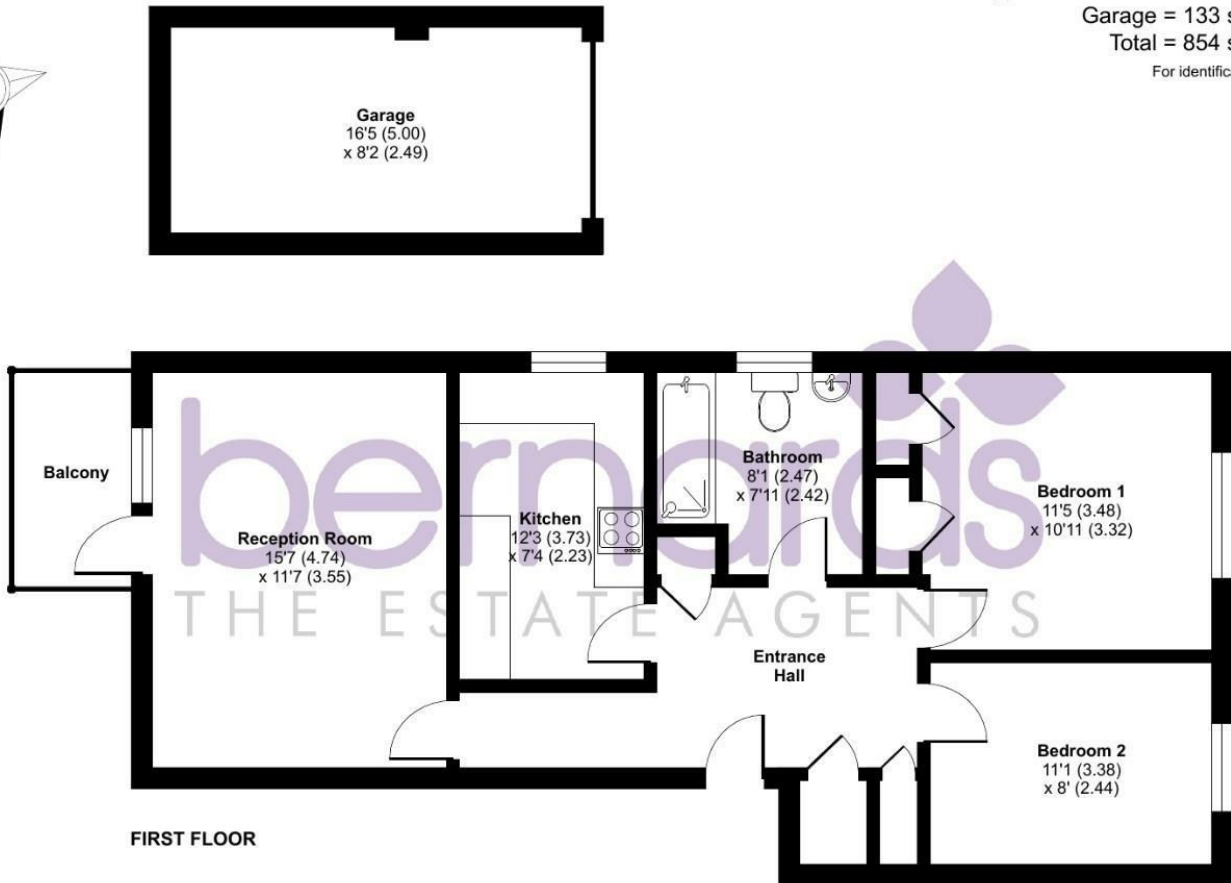
Marmion Avenue, Southsea, PO5

Approximate Area = 721 sq ft / 68.9 sq m

Garage = 133 sq ft / 12.4 sq m

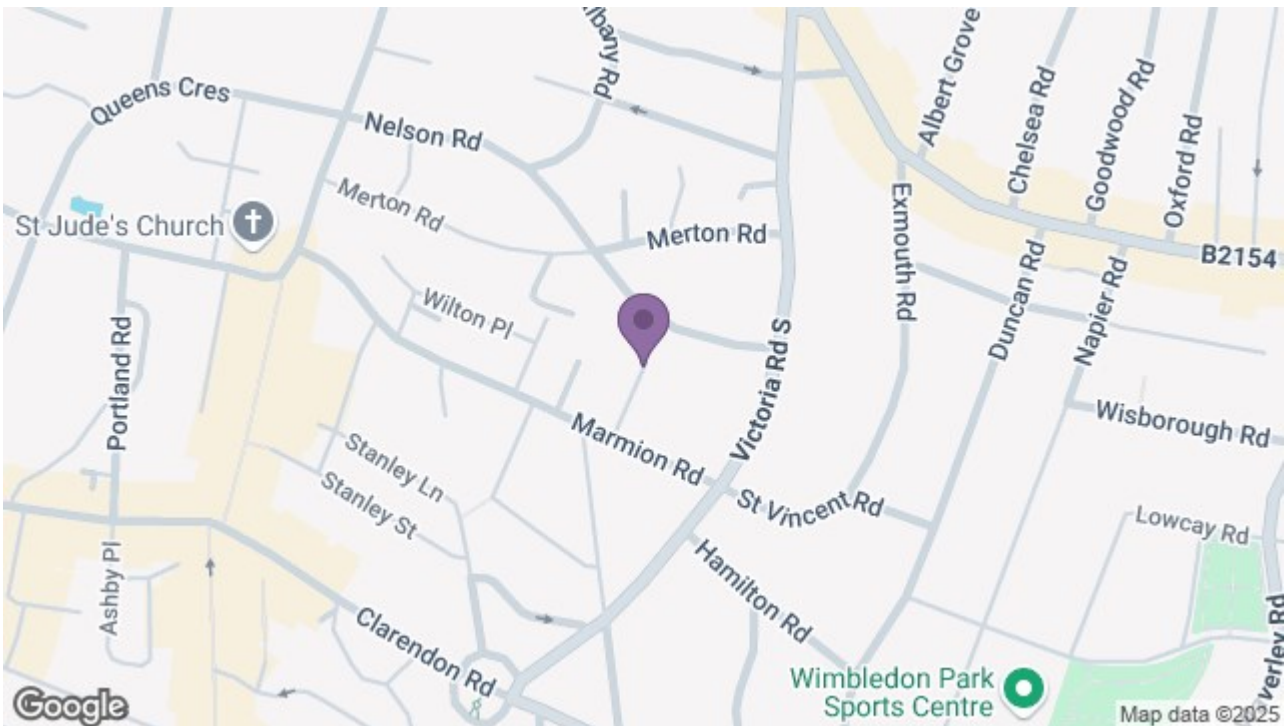
Total = 854 sq ft / 79.3 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1321433



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