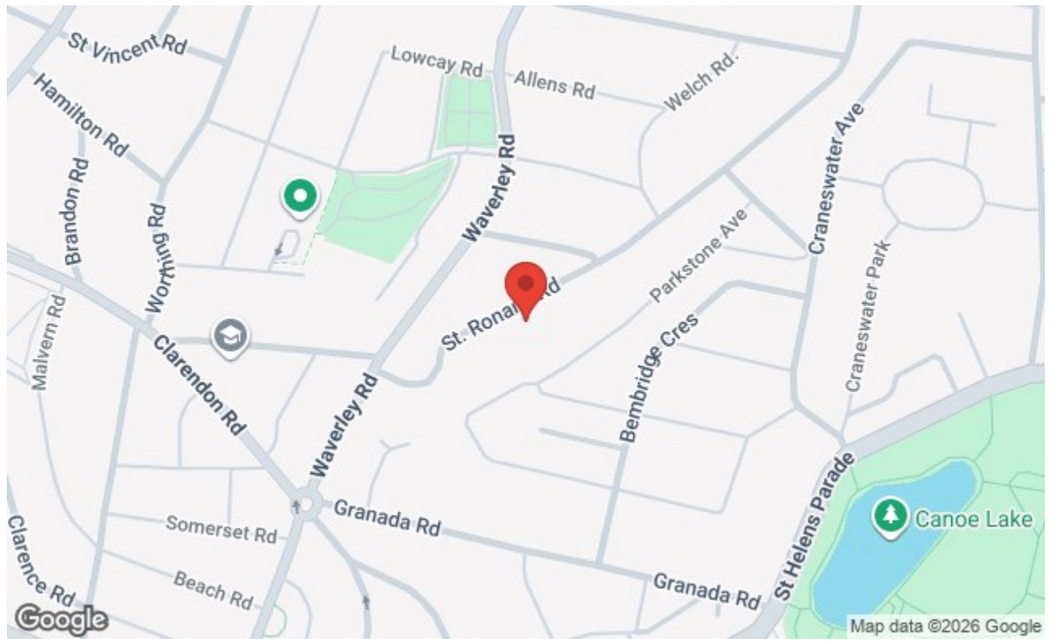



TOTAL FLOOR AREA : 2617 sq.ft. (243.1 sq.m.) approx.

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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FOR SALE

£525,000

St. Ronans Road, Southsea PO4 0PT

bernards THE ESTATE AGENTS



7 3 3

## HIGHLIGHTS

- SEVEN BEDROOM PROPERTY
- SPLIT INTO TWO APARTMENT
- TWO BEDROOM GROUND FLOOR
- FIVE BEDROOM MAISONETTE
- GREAT OPPORTUNITY
- LARGE ROOMS THROUGHOUT
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CLOSE TO ALBERT ROAD

**INVESTMENT OPPORTUNITY**SEVEN BEDROOM HOUSE IN CENTRAL SOUTHSEA CURRENTLY SPLIT INTO TWO APARTMENTS**

We are pleased to bring to market this seven bedroom investment opportunity located on St Ronans Road in central Southsea. This property is currently split into two units, one being a two bedroom ground floor apartment and the other is a split level five bedroom apartment.

The ground floor apartment comprises of a living room and kitchen to the rear of the property, along with two large double bedrooms at the front with one of them benefiting from the bay window. A three piece bathroom and basement complete the ground floor apartment. The current rent achieved on this unit is £1200pcm giving an annual income of £14,400.

The five bedroom maisonette again is large in size. Similarly to the ground floor apartment the kitchen and living room are located towards the back of the property. There are two large double on the first floor along with a w/c and separate bathroom and on the top floor there are three double bedrooms and the separate w/c and bathroom. Both units have access to a shared garden area. This unit currently achieves a rental figure of £1600pcm giving an annual income of £19,200. This is currently under market value and a suggested income would be £3000pcm and £36,000. annually. Combined the current overall rental income works out at £33,600 providing a yield of 6.4%. The potential yield could be 9.6%

Call today to arrange a viewing
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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

### LEASEHOLD INFORMATION
Management Company : Lease Length :
Ground Rent : Service Charge :
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.

### LOUNGE
11'6" x 12'0" (3.51 x 3.66)

### KITCHEN
10'11" x 7'8" (3.35 x 2.34)

### BEDROOM ONE
14'6" x 17'4" (4.44 x 5.29)

### BEDROOM TWO
12'6" x 13'9" (3.82 x 4.21)

### BASEMENT
4'11" x 14'0" (1.52 x 4.29)

### UPPER FLAT

### LOUNGE
11'6" x 15'9" (3.51 x 4.82)

### KITCHEN
10'11" x 7'10" (3.35 x 2.39)

### BEDROOM ONE
12'6" x 13'9" (3.82 x 4.21)

### BEDROOM TWO
14'6" x 17'4" (4.42 x 5.29)

### W/C

### BATHROOM

### BEDROOM THREE
11'6" x 16'6" (3.51 x 5.05)

### BEDROOM FOUR
12'6" x 13'9" (3.82 x 4.21)

### BEDROOM FIVE
14'6" x 13'10" (4.44 x 4.22)

### W/C

### BATHROOM







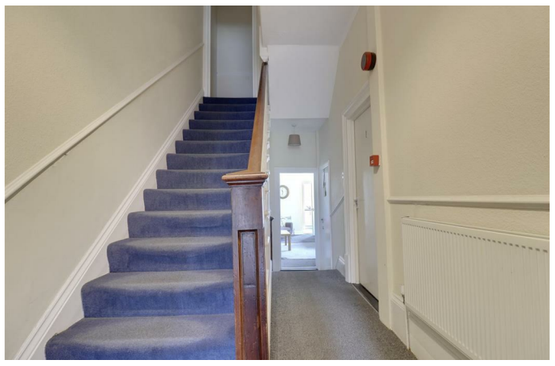


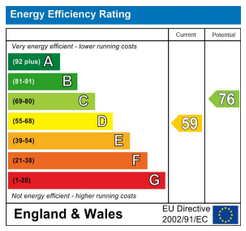













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