

Guide Price £90,000

Alhambra Road, Southsea PO4 0RB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ BASEMENT FLAT
- ❖ OPEN PLAN LIVING/ DINING
- ❖ NEUTRALLY DECORATED
- ❖ GREAT FIRST TIME BUY
- ❖ INVESTMENT OPPORTUNITY
- ❖ CENTRAL SOUTHSEA
- ❖ BUYER FEES APPLY
- ❖ T & C's APPLY
- ❖ SUBJECT TO RESERVE PRICE

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000

**\*\*ONE BEDROOM APARTMENT, SHORT WALK TO SEAFRONT\*\***

We are pleased to bring to market this one bedroom basement apartment located in central Southsea on Alhambra Road.

The property comprises of an open

plan living/ kitchen/ dining area with large windows filling the room with light providing an airy feel throughout. The three piece bathroom and good size bedroom are located towards the back of the property. This is an ideal purchase for a first time buyer or an investor looking to expand their portfolio.

The location of the apartment is wonderful given the close proximity to the seafront, Canoe Lake and Plamerston Road. Call to view.

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

### Leasehold Information

Lease Length: 105 years Ground Rent: £75pa Service Charge: £1013pa

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

Leasehold

## 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/DINER

13'11" x 18'2" into bay (4.24m x 5.54m into bay )

## KITCHEN

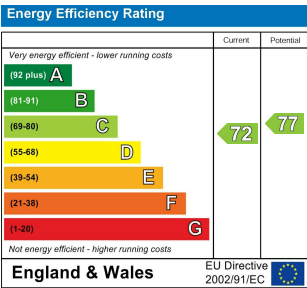
4'5" x 9'4" (1.35m x 2.84m)

## BEDROOM

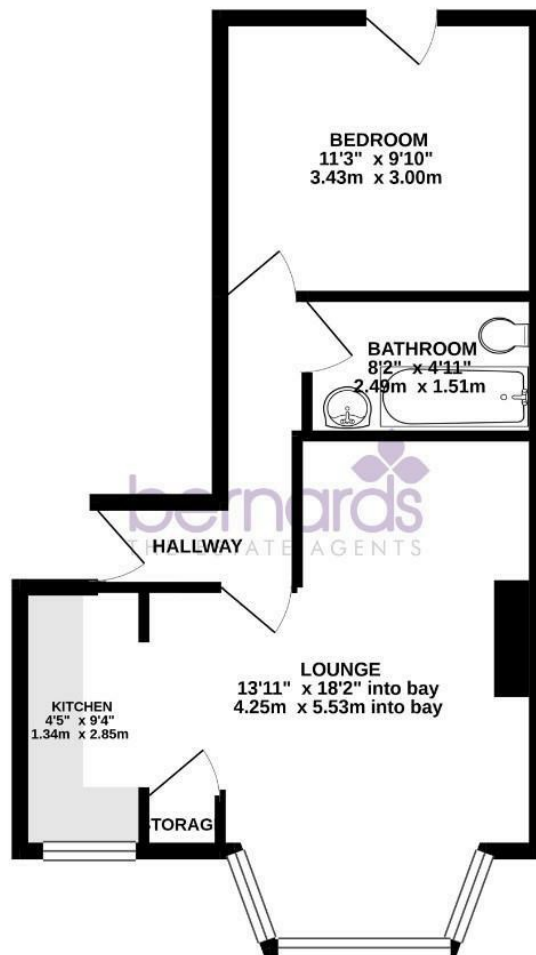
11'3" x 9'10" (3.43m x 3.00m)

## BATHROOM

4'11" x 8'2" (1.50m x 2.49m)

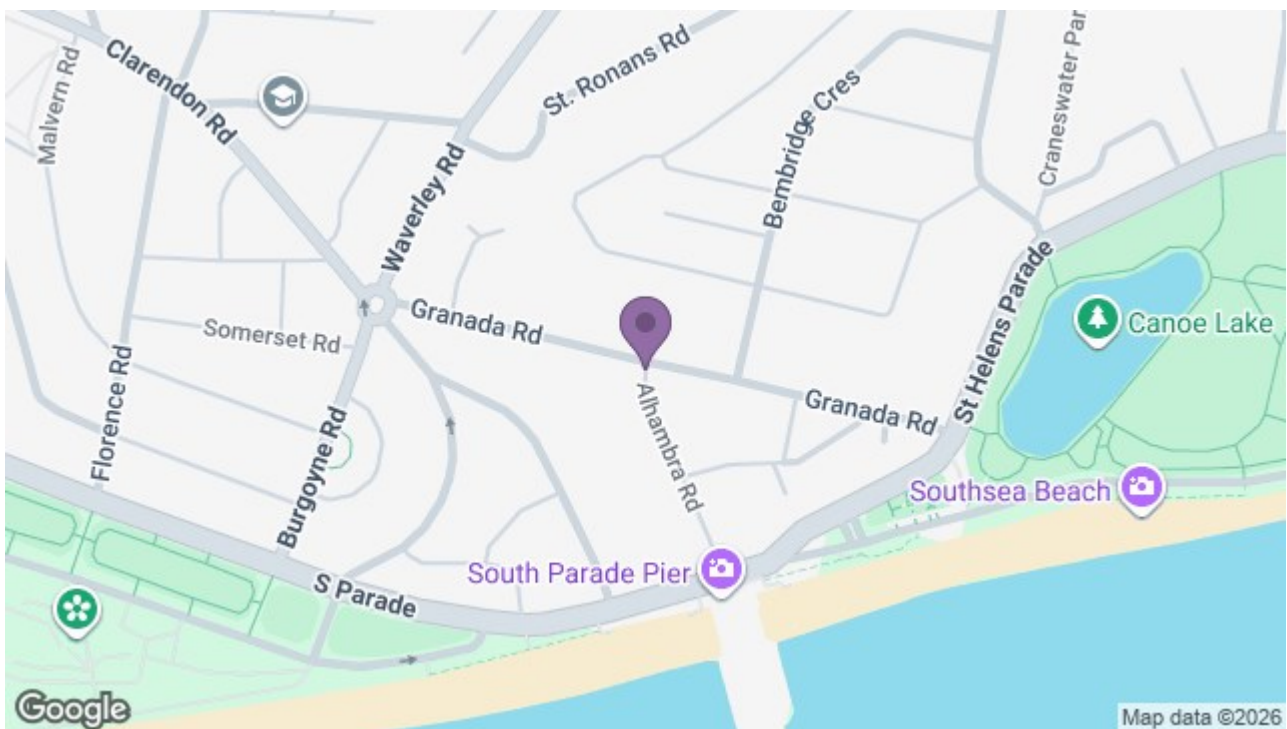


BASEMENT FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA: 432 sq.ft. (40.1 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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