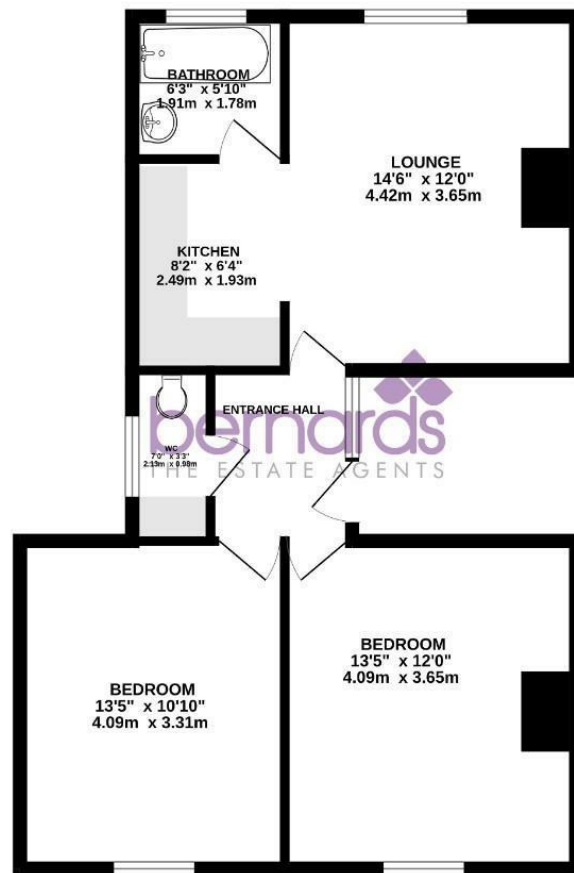
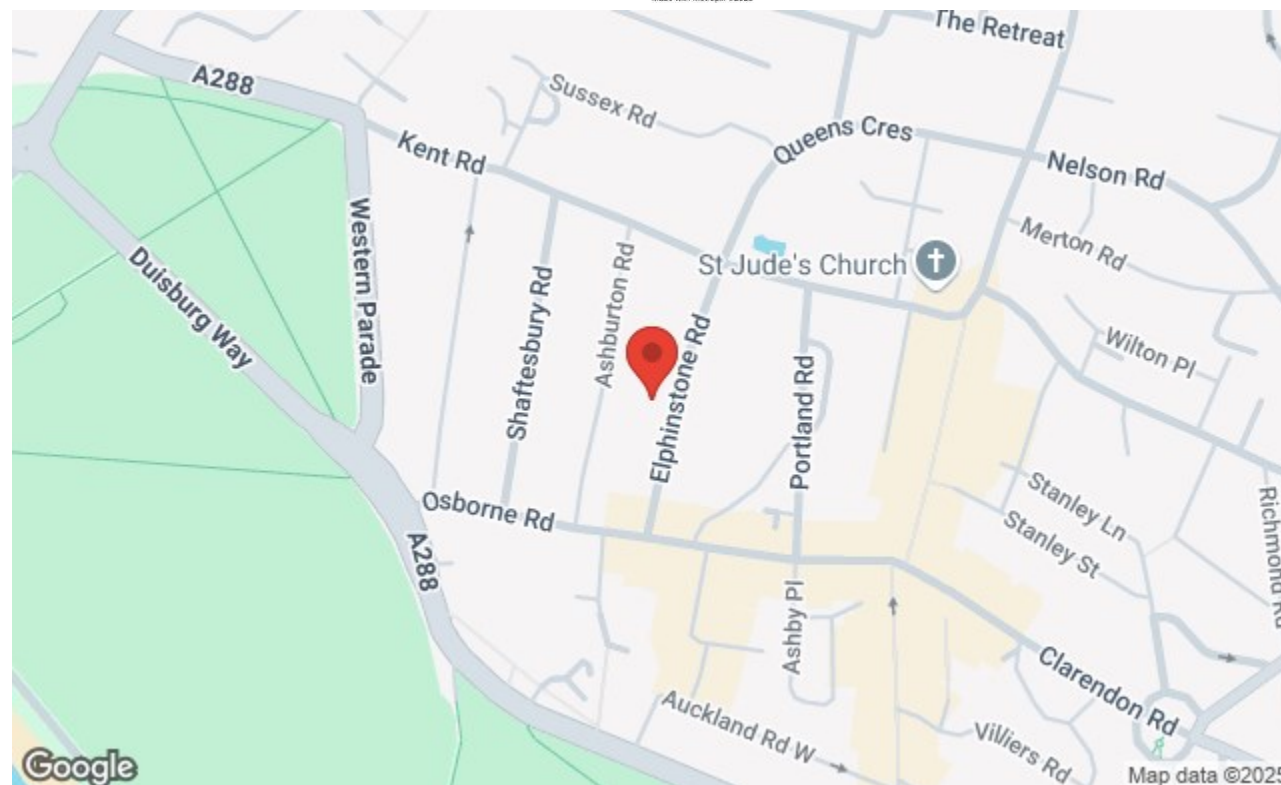


APARTMENT FLOOR
621 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 621 sq.ft. (57.7 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£190,000

Elphinstone Road, Southsea PO5 3HR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ NEUTRALLY DECORATED
- ❖ CHAIN FREE
- ❖ MODERN APARTMENT
- ❖ OPEN PLAN LIVING SPACE
- ❖ TOP FLOOR APARTMENT
- ❖ CENTRAL LOCATION
- ❖ CALL TO VIEW
- ❖
- ❖

****TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA** **CHAIN FREE****

We are delighted to welcome to the market this two bedroom apartment, situated in Central Southsea, a short walk from Palmerston Road's shops, bars and restaurants, the location is second to none!

The property is CHAIN FREE and is a great apartment for first time buyers or investors.

The property comprises of a spacious lounge, fitted kitchen, modern bathroom and two generously sized double bedrooms. The apartment has been neutrally decorated throughout leaving a blank canvas for any prospective buyer to make their own.

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



PROPERTY INFORMATION

LOUNGE
14'6" x 11'11" (4.42 x 3.65)

KITCHEN
8'2" x 6'3" (2.49 x 1.93)

BATHROOM
6'3" x 5'10" (1.91 x 1.78)

MASTER BEDROOM
13'5" x 12'0" (4.09m x 3.66m)

BEDROOM TWO
13'5" x 10'10" (4.09 x 3.31)

COUNCIL TAX BAND A

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!

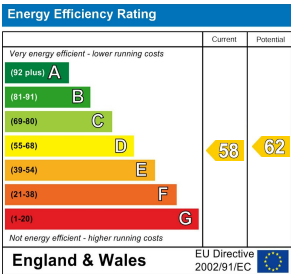
LEASEHOLD INFORMATION
Management Company : Lease Length : 105 years Ground Rent : £100.00 per year Service Charge : £1426.20 Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service

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.



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