



£190,000

Somers Road, Southsea PO5 4PR



HIGHLIGHTS

- ❖ FOUR BEDROOM APARTMENT
- ❖ COMPLIANT C4 HMO
- ❖ LET WITH BILLS INCLUDED
- ❖ 8%+ NET YIELD
- ❖ MODERN THROUGHOUT
- ❖ GREAT INVESTMENT
- ❖ NO FORWARD CHAIN
- ❖ FULLY FURNISHED
- ❖ VIEW NOW
- ❖ CENTRAL LOCATION

****HMO INVESTMENT OPPORTUNITY - CURRENTLY LET @ £2,000PCM****

**** CASH BUYERS ONLY ****

A deceptively spacious, four bedroom duplex maisonette offers the ideal investment to a landlord. Currently let and with an 11 month tenancy already agreed with deposits taken and tenancy agreements being signed, this could be a great addition to a portfolio.

The property is perfectly arranged for sharers. Situated within walking

distance to the university and Southsea, the location offers easy access to local amenities on Elm Grove and surrounding.

The rooms are all good sizes whilst the communal areas are well thought out and offer a lovely environment for like minded people. At the current rental return and purchase price, you're offered a superb yield making this an enticing opportunity.

Please contact us to arrange an internal inspection

Call today to arrange a viewing
02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

Entrance Hallway

W.C.

Kitchen

Bedroom One

Bedroom Two

Bedroom Three

Bedroom Four

Bathroom

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

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.

Leasehold Information

Management Company : Lease Length 91 : Ground Rent : Service Charge : £2507
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.

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.

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.

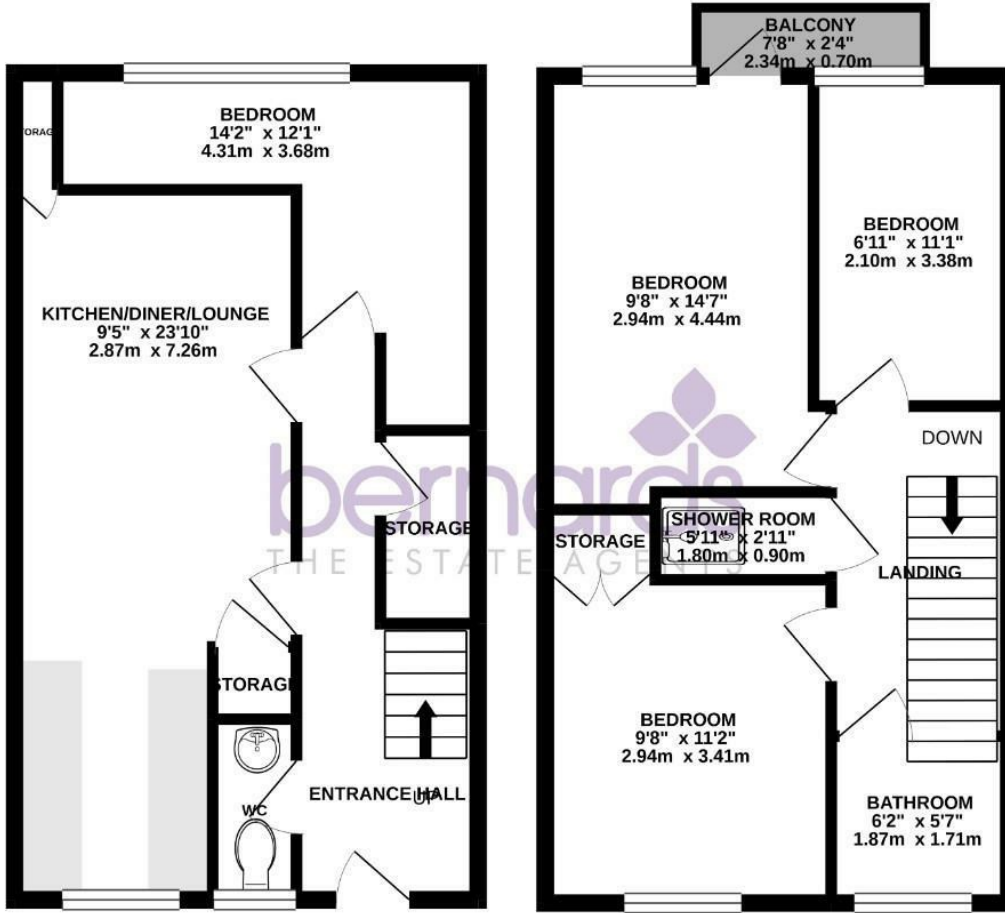
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

Council Tax Band A



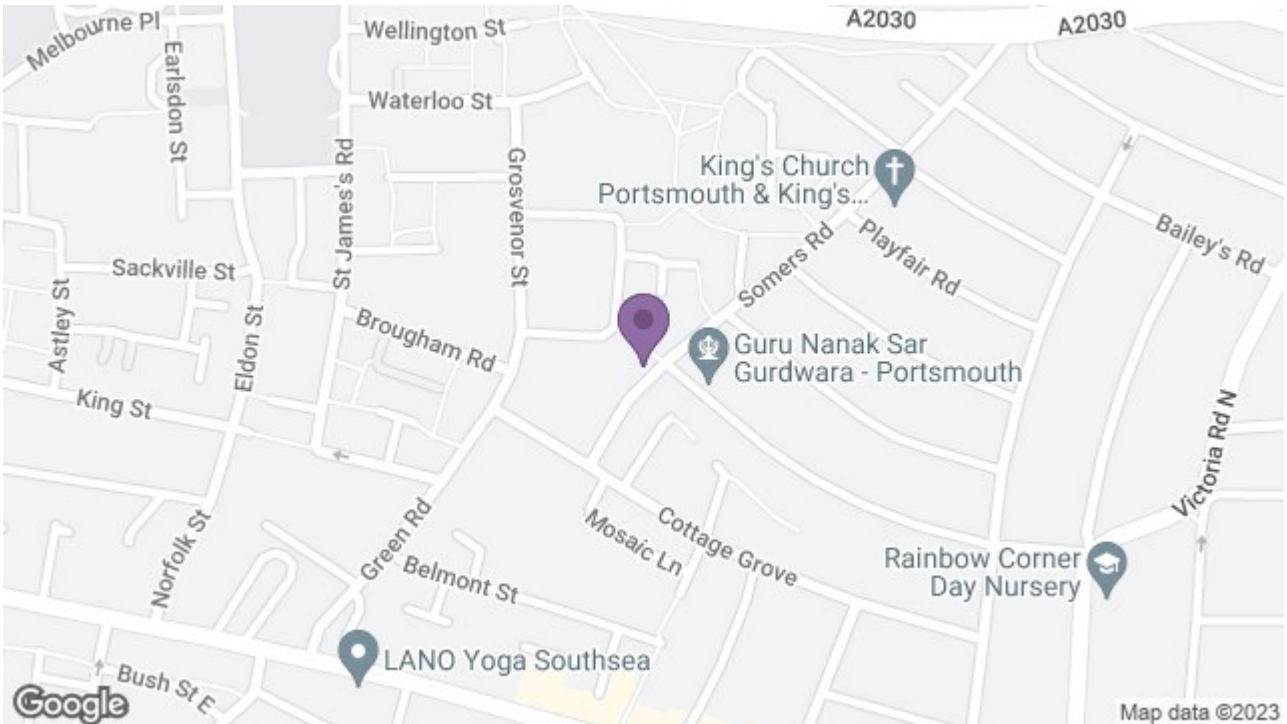
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 866 sq.ft. (80.5 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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