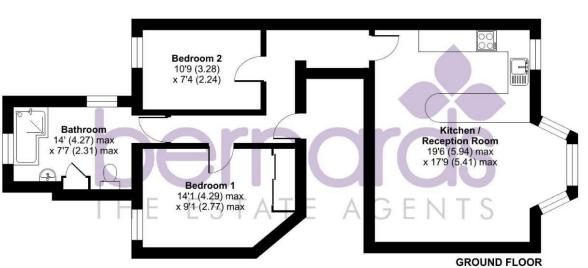
Whitwell Road, Southsea, PO4

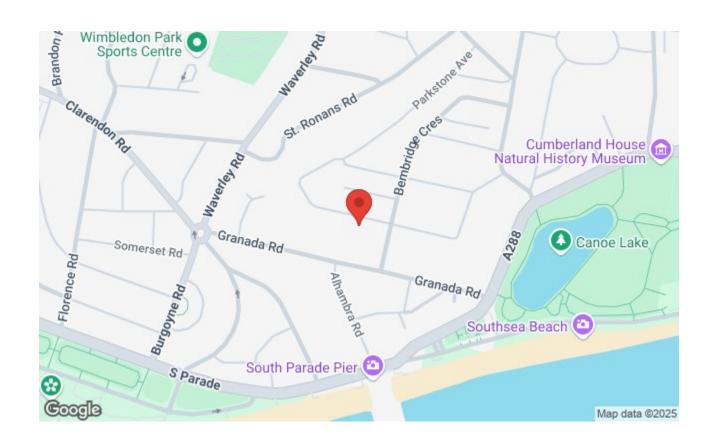
Approximate Area = 678 sq ft / 63 sq m

For identification only - Not to scale





loor plan produced in accordance with RICS Property Measurement 2nd Edition, accorporating International Property Measurement Standards (IPMS2 Residential). roduced for Bernards Estate and Letting Agents Ltd. REF; 1316873



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HIGHLIGHTS

- TWO BEDROOM FLAT
- FIRST FLOOR
- OPEN PLAN LIVING/ DINING
- BAY WINDOW
- LARGE ROOMS
- LIGHT & AIRY THROUGHOUT
- CENTRAL SOUTHSEA LOCATION
- **CLOSE TO SEAFRONT**
- SHORT WALK TO CANOE LAKE
- CALL TO VIEW

FIRST FLOOR TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA

We are pleased to bring to market this first floor two bedroom apartment in a sought after central Southsea location. Whitwell Road is tucked away in the Craneswater Park area and is a short walk to both Canoe Lake and Southsea seafront.

The property comprises of a large fitted kitchen/ living room with a bay window which floods the room with natural light. Two double bedrooms are located to the rear of the property with a good size three piece family bathroom with shower over bath.

Call to view!

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





PROPERTY INFORMATION

ANTI-MONEY LAUNDERING

Bernards Estate agents have a property. legal obligation to complete antimoney 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 REMOVAL QUOTES put forward an offer without the As part of our drive to assist clients 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 **SOLICITOR** and various protection products Choosing the right conveyancing from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection of supposedly cheaper on-line for anyone, regardless of who they "conveyancing warehouse" style are buying and selling through.

income, look no further!

COUNCIL TAX BAND A

LEASEHOLD INFORMATION

Lease Length: 150 years Ground Rent: Service Charge: £3081. Please note that Bernard's Estate Agents have not checked or verified the lease terms or the **BEDROOM ONE** service charge/ground rent costs. 14'0" x 9'1" (4.29 x 2.77) The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing **BATHROOM** process and you should only rely 14'0" x 7'6" (4.27 x 2.31) on information provided by them

when making the final decision as to whether to buy any leasehold

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.

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

solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure services can be very difficult to ignore but this is a route fraught If you're looking for advice on with problems that we strongly borrowing power, what interest urge you to avoid. A local, rates you are eligible for, established and experienced submitting an agreement in conveyancer will safeguard your principle, placing the full interests and get the job done in a mortgage application, and ways to timely manner. Bernards can protect your health, home, and 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.

> KITCHEN/ RECEPTION ROOM 19'5" x 17'8" (5.94 x 5.41)

BEDROOM TWO 10'9" x 7'4" (3.28 x 2.24)



















