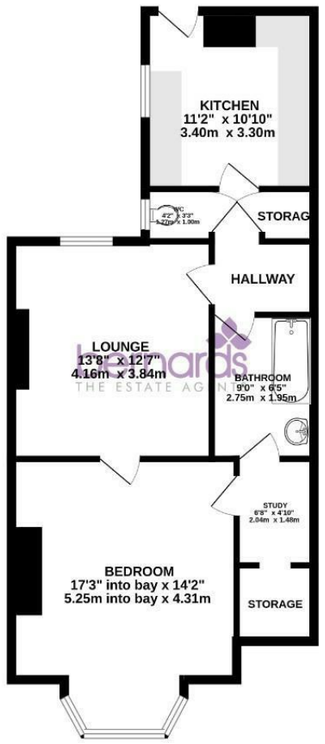
LOWER GROUND
FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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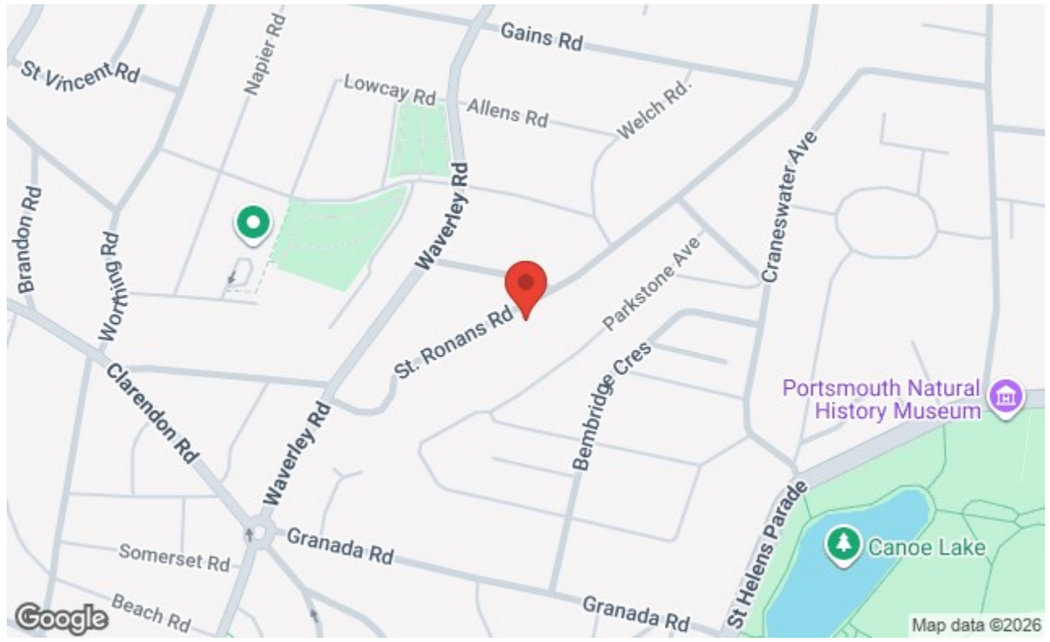

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

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Offers Over £180,000

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THE ESTATE AGENTS

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HIGHLIGHTS

- ONE DOUBLE BEDROOM
- LOWER GROUND APARTMENT
- PRIVATE ENTRANCE
- CLOSE TO SEAFRONT
- PRIVATE SPACIOUS GARDEN
- GREAT FIRST TIME PURCHASE
- 107 YEAR LEASE REMAINING
- GROUND RENT £100 PER YEAR
- BUILDING INSURANCE £30 PER MONTH
- NO MONTHLY SERVICE CHARGE

A well-presented one double bedroom lower ground floor apartment with its own private entrance and spacious private garden, ideally located close to the seafront. This property makes a perfect first-time purchase or investment opportunity. Benefits include a 107-year lease remaining, no monthly service charge, ground rent of £100 per year, and building insurance at £30 per month. Offering a blend of privacy, outdoor space, and coastal living, this apartment is not to be missed.

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

PROPERTY INFORMATION

PRIVATE GARDEN

KITCHEN
11'1" x 10'9" (3.40 x 3.30)

WC

BATHROOM
9'0" x 6'4" (2.75 x 1.95)

LOUNGE
13'7" x 12'7" (4.16 x 3.84)

BEDROOM
17'2" x 14'1" (5.25 x 4.31)

STUDY AREA
6'8" x 4'10" (2.04 x 1.48)

STORAGE

LEASEHOLD INFORMATION.
Lease Length: 107 Years remaining
Ground Rent: £100 Per year
Service Charge: £0
Building Insurance: £30 Per month

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

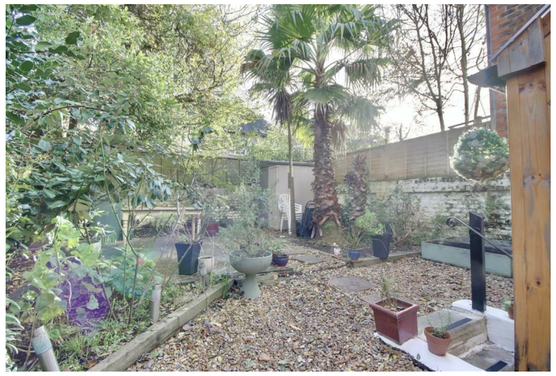
Band A
Portsmouth City Council: £1,211.75
Police and Crime Commissioner: £183.64
Hampshire & Isle of Wight Fire & Rescue: £58.56
Total Council Tax charge: £1,453.95

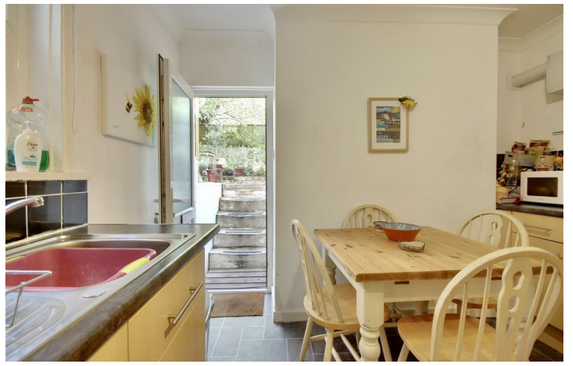
CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance 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.

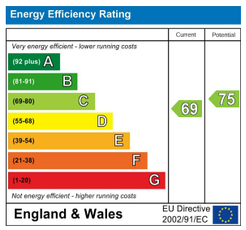
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING
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







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