

£190,000

Shaftesbury Road, Southsea PO5 3JR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SOUTHSEA APARTMENT
- ❖ 2 BEDROOMS
- ❖ PRIVATE GARDEN
- ❖ NO ONWARD CHAIN
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ BLANK CANVAS TO ADD STAMP
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ POPULAR LOCATION
- CALL TO VIEW

### \*\* CHAIN FREE GARDEN FLAT IN PRIME SOUTHSEA LOCATION \*\*

We are excited to bring to market this 2 bedroom flat in central Southsea. Offered chain free, this property is ideal for a FIRST TIME BUYER or BUY-TO-LET INVESTOR looking for a vacant home to add their own stamp to over time.

The accommodation comprises a good size lounge, kitchen,

bathroom and 2 bedrooms. The property also benefits from it's own garden, offering some private outside space.

The location is highly requested with it being moments from the seafront. You are also just off Osborne Road offering the local restaurants, cafes and bars to be enjoyed by friends and family. A brilliant opportunity that must be viewed at the earliest opportunity.

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





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

18'4" x 13'6" (5.59m" x 4.11m")

### KITCHEN

9'2" x 6'3" (2.79m" x 1.91m")

### BEDROOM 1

13'1" x 10'0" (3.99m" x 3.05m")

### BEDROOM 2

10'8" x 8'5" (3.25m" x 2.57m")

### BATHROOM

10'1" x 6'3" (3.07m" x 1.91m")

## REAR GARDEN

### 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

### Council Tax Band A

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

### Leasehold Information

Management Company : Lease Length : circa 90 years Ground Rent : £300 Service Charge : £1200 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.

### 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

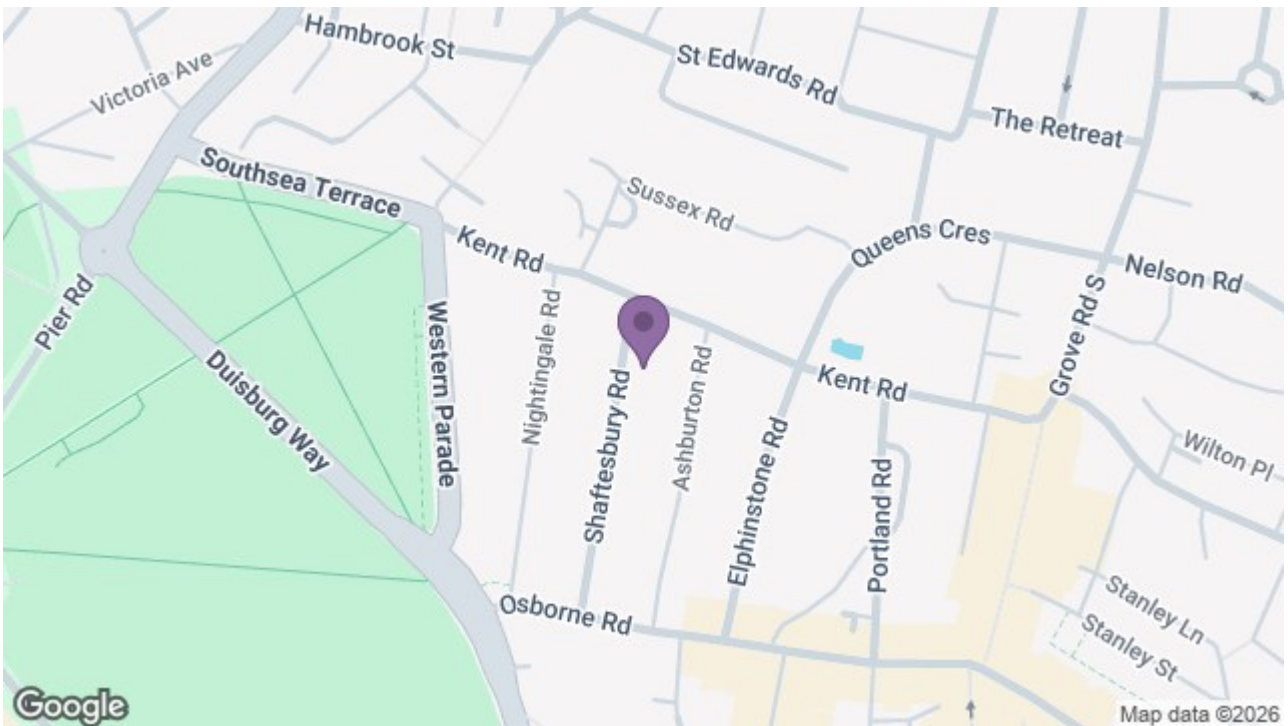


GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 699 sq.ft. (64.9 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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