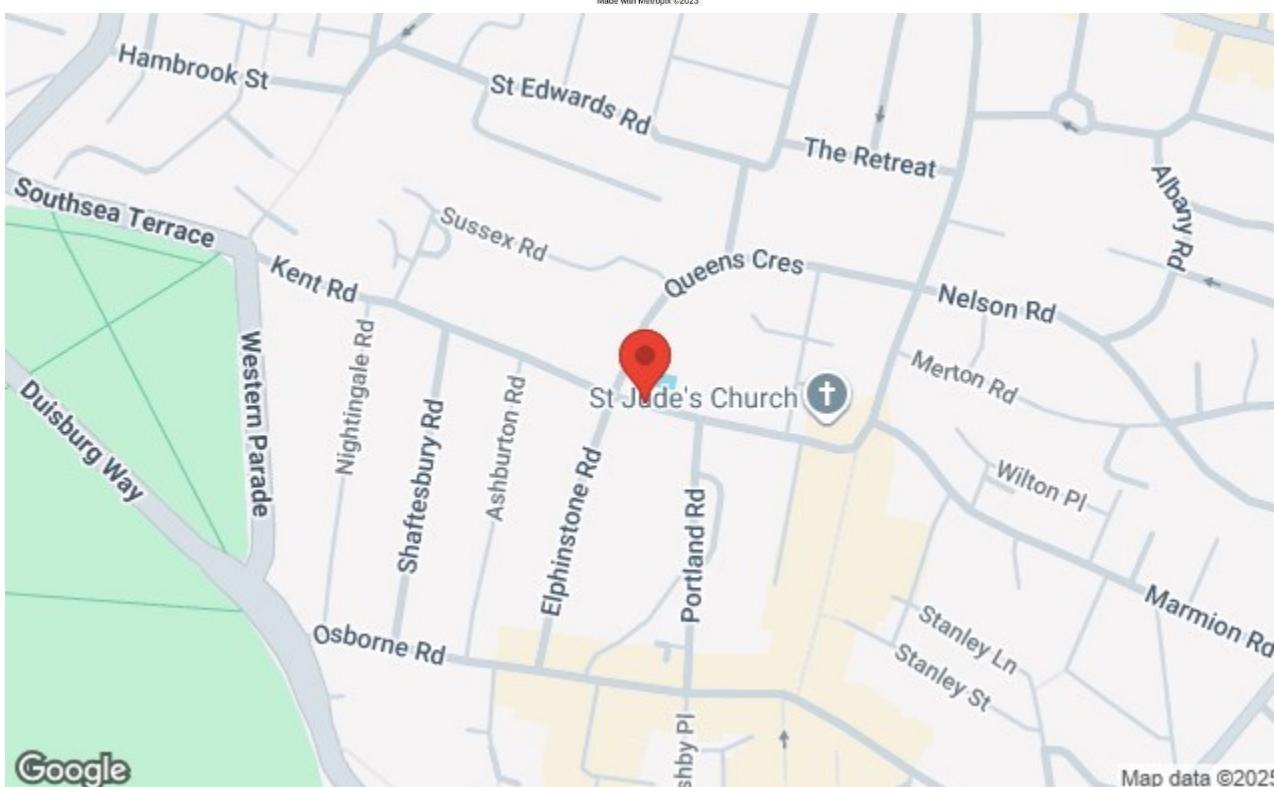


TOTAL FLOOR AREA: 574 sq.ft. (53.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan is for guidance only and should not be used as such by any prospective purchaser. The fixtures, 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

£230,000

FOR  
SALE

Kent Road, Southsea PO5 3ES

bernards  
THE ESTATE AGENTS



2



1



1

## HIGHLIGHTS

- TWO BEDROOM APARTMENT
- CHAIN FREE
- ALLOCATED PARKING SPACE
- SHARE OF FREEHOLD
- FLOOR TO CEILING WINDOWS
- IDEAL FIRST TIME BUY
- SHORT WALK TO SEAFRONT
- CLOSE TO PALMERSTON ROAD
- CENTRAL SOUTHSEA
- CALL TO VIEW

\*\*TWO BEDROOM APARTMENT IN  
CENTRAL SOUTHSEA WITH  
ALLOCATED PARKING\*\*

We are delighted to bring to market this beautiful two bedroom apartment with PARKING located on Portland Court, Kent Road in central Southsea.

The property comprises of a large kitchen/living/ dining area with dual aspect floor to ceiling windows flooding the room with natural light. Two good size bedrooms are split with a new style

three piece bathroom with shower over bath. The apartment benefits from tall ceilings throughout giving the property a spacious feel.

The location is second to none with everything Southsea has to offer on your doorstep. Palmerston Road is a stones throw away, the seafront minutes walk away and transport links close by.

Call to view!

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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

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 - Share of Freehold

## 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!

## COUNCIL TAX BAND A

## LEASEHOLD INFORMATION

Lease Length : Ground Rent: N/A  
Service Charge: £2400 pa  
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

Very energy efficient - lower running costs  
(92 plus) A  
(81-91) B  
(69-80) C  
(55-68) D  
(31-54) E  
(21-30) F  
(1-20) G  
Not energy efficient - higher running costs

17'0" x 12'4" (5.19 x 3.78)

## BEDROOM ONE

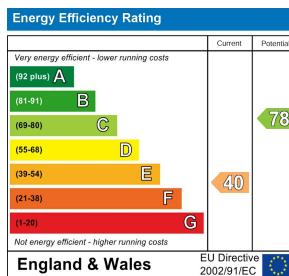
13'9" x 9'3" (4.20 x 2.83)

## BEDROOM TWO

13'1" x 8'5" (4.01 x 2.59)

## BATHROOM

9'11" x 4'4" (3.04 x 1.33)



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