£120,000

Gisors Road, Southsea PO4 8GZ



## HIGHLIGHTS

- PART BUY PART RENT PROPERTY
- 75% SHARE AVAILABLE TO BUY
- REMAINING 25% RENT PAYABLE
- 1 BEDROOM
- OPEN PLAN LOUNGE KITCHEN
- ALLOCATED PARKING
- LIFT IN BUILDING
- IDEAL STEP ON PROPERTY LADDER
- WELL PRESENTED
- CALL TO VIEW

** 75% SHARE AVAILABLE ON PART BUY PART RENT APARTMENT IN MILTON **

We are delighted to bring to market this superb opportunity to take your first step on the property ladder with this part buy part rent apartment in Dymond House, Gisors Road. This really smart apartment is in good condition and in a super convenient location in the heart of Milton.

The accommodation comprises a sociable open plan lounge / kitchen arrangement with a balcony on hand to enjoy when the sun shines. There is a large double bedroom and a generous bathroom with additional storage cupboards on hand. The condition throughout is superb and this is a genuine 'turn key' home for the right buyer

The location is very popular with it being very central allowing access to Southsea seafront, Milton Park and the Train Station also. There is the extra bonus of an allocated parking space right next to the building entrance when you arrive home. A great opportunity that must be viewed to be appreciated.

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











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# PROPERTY INFORMATION

## LIVING ROOM
16'11" x 10'1" (5.16m" x 3.07m")

## KITCHEN
11'9" x 6'5" (3.58m" x 1.96m")

## BEDROOM
13'1" x 10'9" (3.99m" x 3.28m" )

## SHOWER ROOM
7'7" x 6'6" (2.31m" x 1.98m")

## BALCONY

## ALLOCATED PARKING SPACE

### 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 : 115 years Ground Rent : Service Charge : 2400 per annum
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!

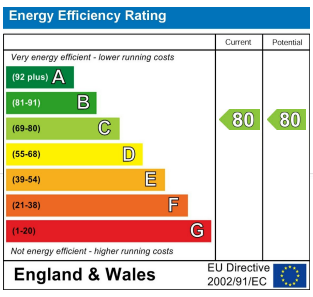
### Shared Ownership
This property is available for a 75% share and the remaining 25% has a monthly rental payment of circa £105pcm









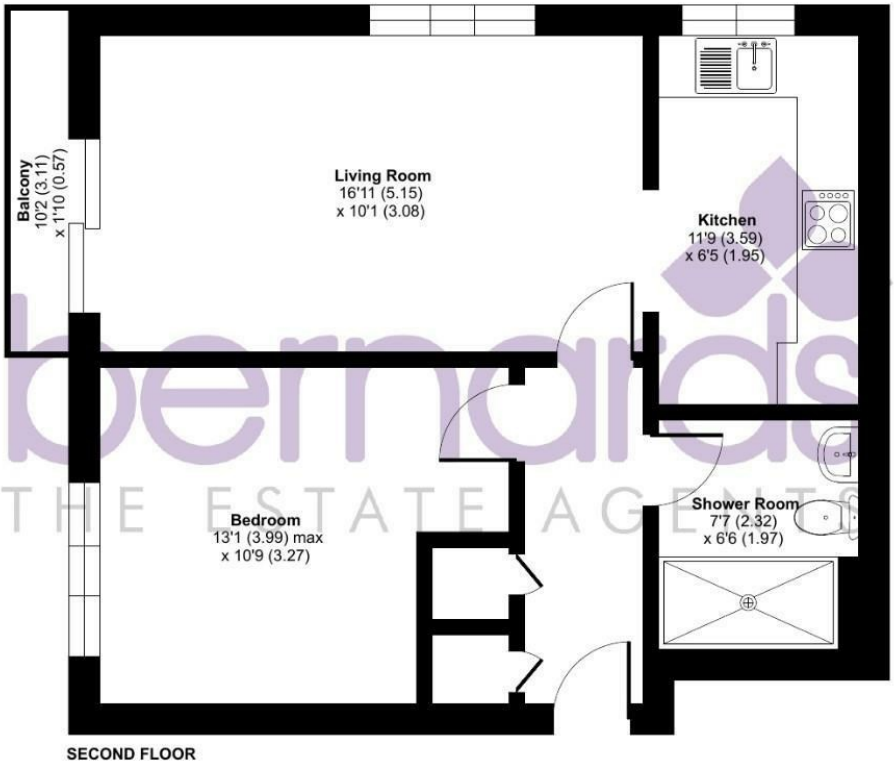



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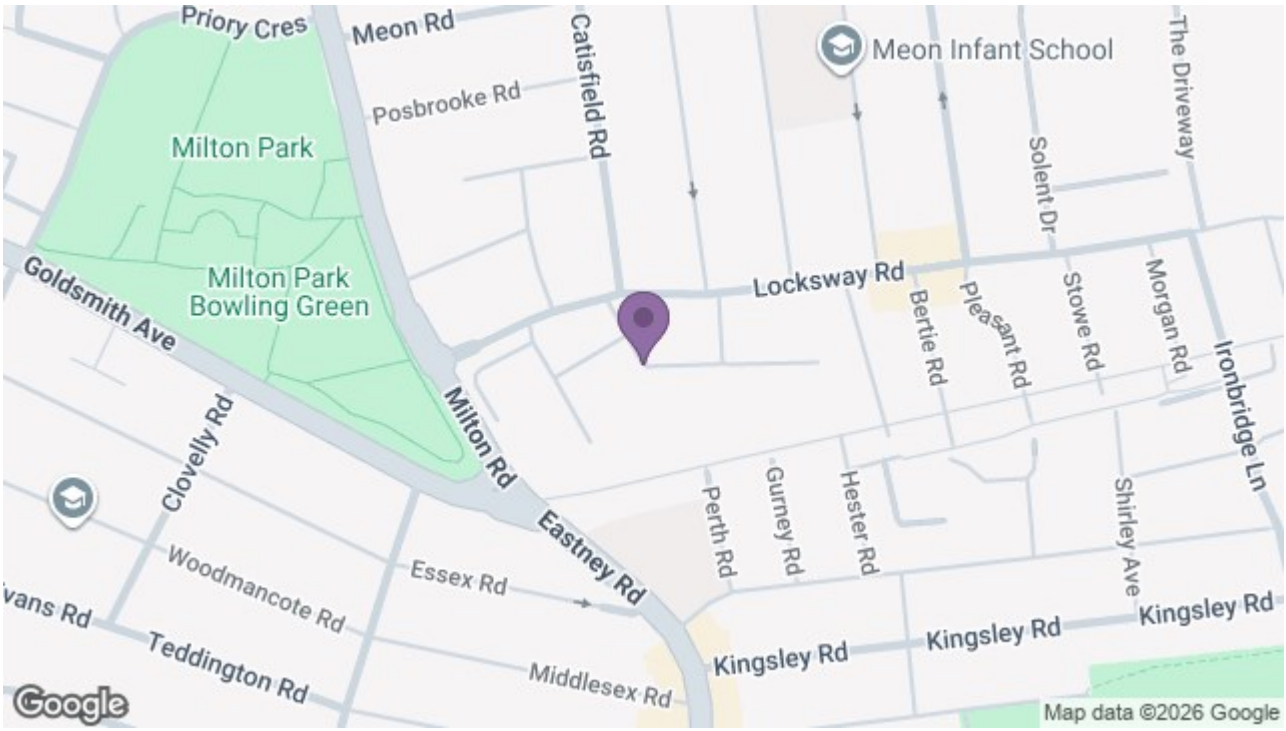
# Dymond House, Gisors Road, Southsea, PO4

Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale




Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1486242




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