Price Guide £160,000

Fort Cumberland Road, Southsea
PO4 9LQ

bernards
THE ESTATE AGENTS

3 1 1



## HIGHLIGHTS

- THREE BEDROOM
- FIRST FLOOR MAISONETTE
- LARGE ROOMS
- COMMUNAL PARKING
- GREAT FIRST TIME BUY
- TURN KEY HOME
- SHORT WALK TO EASTNEY MARINA
- CLOSE TO CONSERVATION AREA
- MINUTES FROM SEAFRONT
- CALL TO VIEW

**LOVELY THREE BEDROOM MAISONETTE IN EASTNEY OFFERED CHAIN FREE**

We are pleased to bring to market this first floor three bedroom maisonette in a sought after Eastney area with close proximity to Southsea seafront, with the added benefit of offorad communal parking. Pets are considered in this development!

Featuring three bedrooms, this maisonette would make an ideal purchase for first time buyers and has the convenience of being on the doorstep of local shops, parks, and all that Eastney marina offers.

The property comprises a kitchen, which has been recently replaced along with a large living/ dining area offering an ideal space for family or hosting friends. There is ample space available in the hall and under stairs providing desired additional storage. Upstairs there are two double bedrooms with built in storage as well as a large single room, perfect for a nursery, office or study. The three piece family bathroom completes the accommodation. There is the addition of communal parking and shared garden areas.

An early viewing is advised, call to view!

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











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# 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

### 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: 104 years Ground Rent: £200 Service Charge: £1815pa
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.

### Staff Disclosure
We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.

### 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.

### Lounge/ Kitchen/ Diner
15'3" x 28'2" (4.65 x 8.59)

### Hallway
6'3" x 8'1" (1.92 x 2.48)

### Bedroom One
8'7" x 14'6" (2.64 x 4.44)

### Bedroom Two
8'6" x 11'6" (2.61 x 3.53)

### Bedroom Three
6'5" x 11'3" (1.96 x 3.43)

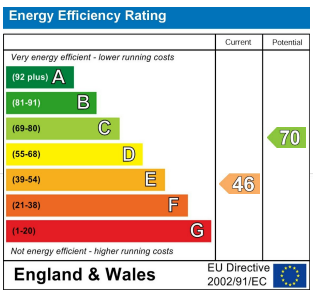
### Bathroom
6'3" x 8'3" (1.91 x 2.54)







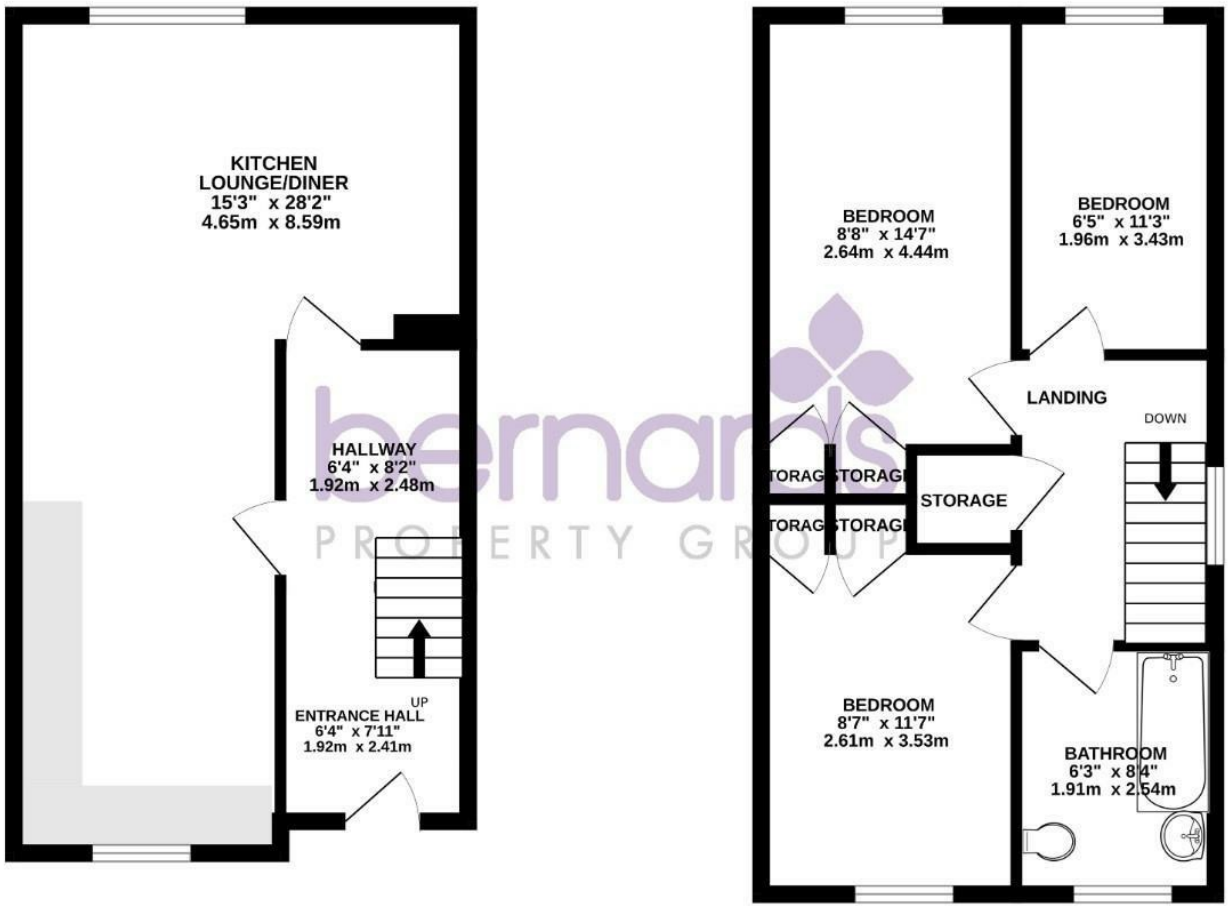





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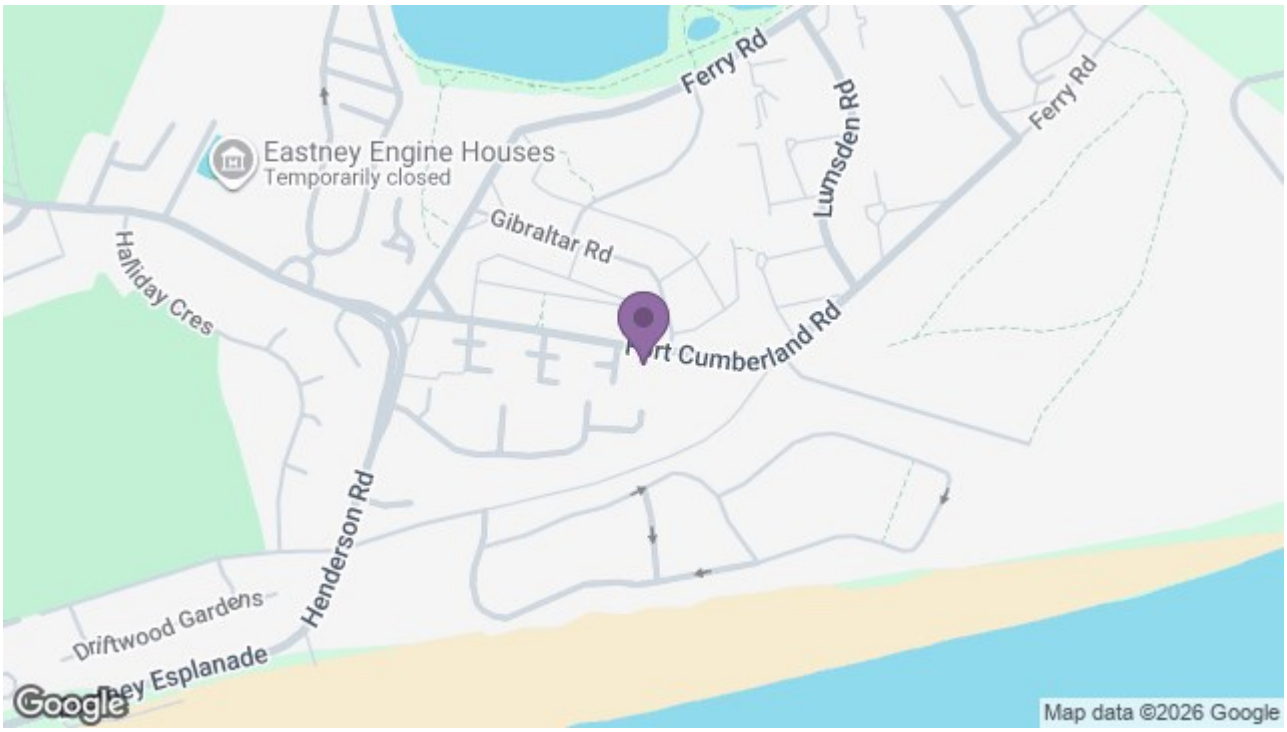
LOWER FLOOR
420 sq.ft. (39.0 sq.m.) approx.

UPPER FLOOR
450 sq.ft. (41.8 sq.m.) approx.




TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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