



For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2016



Guide Price £100,000

Isambard Brunel Road, Portsmouth



****CALLING ALL INVESTORS****

Bernards Southsea are delighted to welcome to the market this newly converted brand new to the market one bedroom flat in the sought after location of Central Portsmouth. Enterprise house is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of

Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

Situated perfectly for students or professionals. The property has been let at monthly rental price of £700pcm. Based on the asking price, this property would offer a return of 7.8% per annum.

Please be aware that the photos and floorplans of this property are solely to indicate level of finish and layout, actual layout may vary



- NEWLY CONVERTED APARTMENT
- EXCELLENT INVESTMENT OPPORTUNITY
- STUDENT RENTAL POTENTIAL
- CLOSE TO TRAIN STATION
- WALKING DISTANCE TO UNIVERSITY
- LONG LEASE
- LOW GROUND RENT AND MAINTENANCE CHARGES
- MODERN THROUGHOUT
- 7.8% RENTAL RETURNS

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PROPERTY DETAILS

BEDROOM

Bedroom consisting of newly laid carpets, matte painted walls, radiator to wall, double glazed windows with full length blinds.

KITCHEN/LOUNGE

Large lounge space with kitchenette area consisting of a range of matching, high gloss wall and base units with plumbing for washing machine, new hob and oven, extractor fan overhead, stainless steel sink and drainer unit, space for fridge freezer.

BATHROOM

High quality modern bathroom suite comprising of low level w/c and hand wash basin, bath with shower over and glass shower screen, splashback tiling to walls, chrome heated towel rail.

OUTSIDE

The university is a short walk away, and so are Portsmouth's main train station and shopping centre. You are also close to Portsmouth's other famous attractions such as HMS Victory, the Mary Rose and Gunwharf Quays.

OFFER CHECK PROCEDURE

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

LEASEHOLD INFORMATION

Lease Length : 125 Years

Ground Rent : £250 per annum

Service Charge : £1090 per annum

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.

COUNCIL TAX

The local authority is Portsmouth city Council and the council tax banding is expected to be either band A or B. However most students are exempt of council tax.

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.

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.

NEAR BY SCHOOLS

St George's Beneficial Church of England (Voluntary Controlled) Primary School

0.3 miles away State school Ofsted: Good

The Portsmouth Grammar School

0.4 miles away Independent school

St Jude's CofE Primary School

0.5 miles away State school Ofsted: Requires improvement

Portsmouth High School

0.8 miles away Independent school

Cottage Grove Primary School

1 mile away State school

Inside admission area in 2016

St John's College

1.1 miles away Independent school

Ark Ayrton Primary Academy

1.1 miles away State school

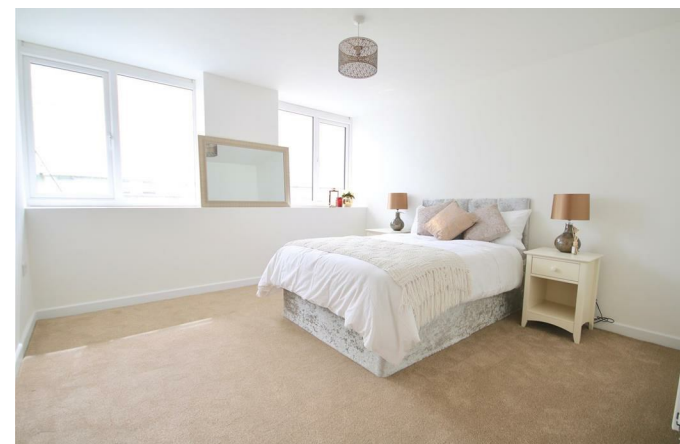
St John's Cathedral Catholic Primary School

1.2 miles away State school Ofsted: Outstanding

Arundel Court Primary School and Nursery

1.2 miles away State school Ofsted: Good

Ark Dickens Primary Academy



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