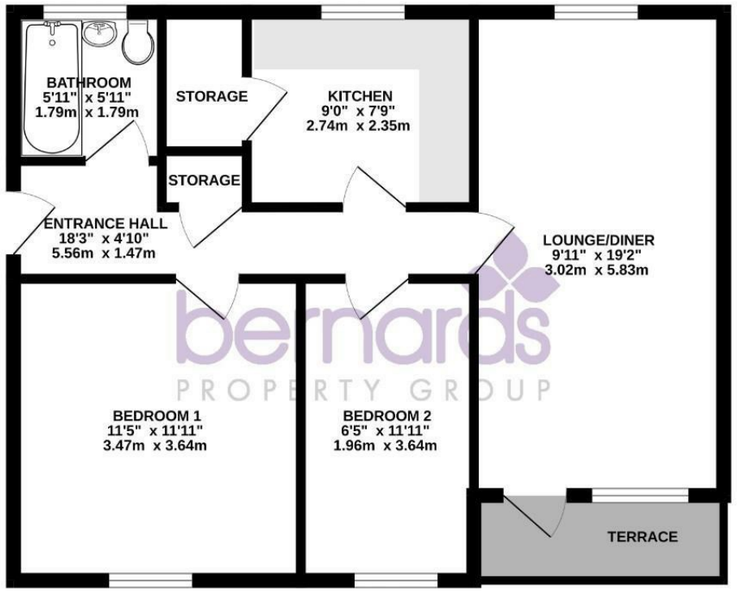
GROUND FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 599 sq.ft. (55.7 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £180,000

Tudor Court, Portsmouth PO6 2EG

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOM FLAT
- GROUND FLOOR
- NEW LEASE ON COMPLETION
- ALLOCATED PARKING
- CLOSE TO QA HOSPITAL
- CLOSE TO MAINLINE STATION
- INVESTMENT OPPORTUNITY
- IDEAL FIRST TIME BUY
- A MUST SEE
- CALL DRAYTON TO VIEW

Nestled in the charming Tudor Court on Regal Close, this delightful ground floor flat offers a perfect blend of comfort and convenience. Spanning an impressive 646 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts a well-appointed bathroom, ensuring all your essential needs are met.

One of the standout features of this property is the allocated parking space, a rare benefit in urban living, providing you with peace of mind and convenience. Additionally, a new lease will be granted upon completion, offering you security and stability in your new home.

Location is key, and this flat does not disappoint. It is situated close to Queen Alexandra Hospital and Cosham mainline station, making commuting and access to local amenities effortless. Whether you are heading to work or enjoying a day out, you will find everything you need within easy reach.

In summary, this two-bedroom ground floor flat in Tudor Court is a wonderful opportunity for those looking for a comfortable and conveniently located home. With its charming features, allocated parking, and proximity to essential services, it is sure to attract interest. Do not miss the chance to make this lovely property your own.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER
9'10" x 19'1" (3.02 x 5.83)

KITCHEN
8'11" x 7'8" (2.74 x 2.35)

BEDROOM 1
11'4" x 11'11" (3.47 x 3.64)

BEDROOM 2
6'5" x 11'11" (1.96 x 3.64)

BATHROOM
5'10" x 5'10" (1.79 x 1.79)

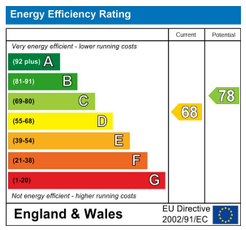
ALLOCATED PARKING

ANTI MONEY LAUNDERING
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 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.

SOLICITOR/ CONVEYANCING
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.

COUNCIL TAX BAND B
£1696



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