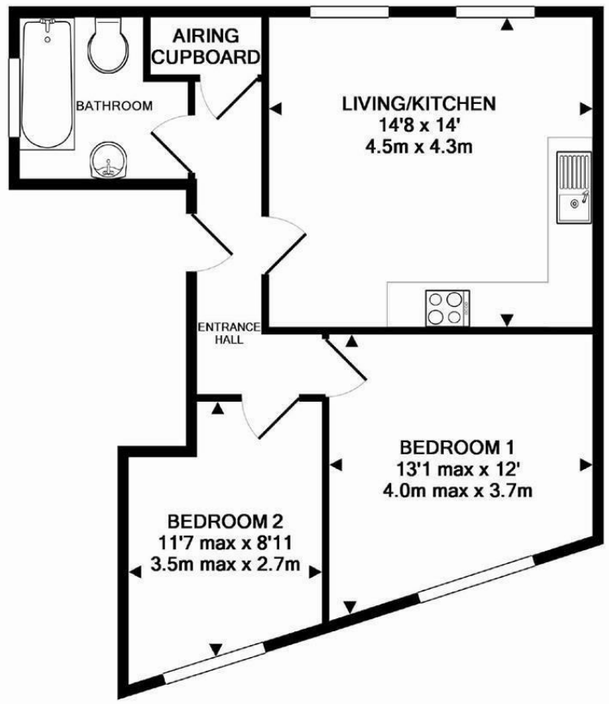

TOTAL APPROX. FLOOR AREA 557 SQ.FT. (51.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Asking Price £140,000

Stamford Street, Portsmouth PO1 5AF

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- FIRST FLOOR FLAT
- TWO BEDROOMS
- ALLOCATED PARKING
- OPEN PLAN LIVING
- THREE PIECE BATHROOM
- CENTRAL LOCATION
- CLOSE TO TRAIN STATION
- LOCAL AMENITIES NEARBY

Welcome to this well-presented two-bedroom first-floor flat in Saffron Court, Stamford Street. Perfect for first-time buyers, investors or anyone looking for a low-maintenance home in a central location, this property offers a great combination of space, convenience and allocated parking.

The accommodation comprises an open plan kitchen, lounge and diner, creating a sociable and practical space for everyday living. There are two generously sized bedrooms, along with a modern three-piece bathroom.

One of the real stand-out features is the allocated parking space directly outside the property, which is a fantastic bonus for such a central Portsmouth location.

Saffron Court is ideally positioned for easy access to a range of local amenities, shops and transport links, making this a really convenient place to call home. With its well-presented accommodation, two good-sized bedrooms and allocated parking, this is one not to be missed.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

LIVING/KITCHEN
14'9" x 14'1" (4.5 x 4.3)

BEDROOM ONE
13'1" x 12'1" (4 x 3.7)

BEDROOM TWO
11'5" x 8'10" (3.5 x 2.7)

BATHROOM

LEASEHOLD INFORMATION
Lease Length:
Ground Rent:
Service Charge:

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

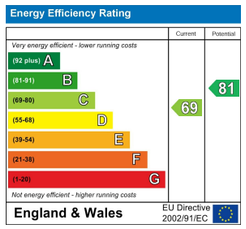
BAND : B £1,696.27

MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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

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 conveyance 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.

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



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