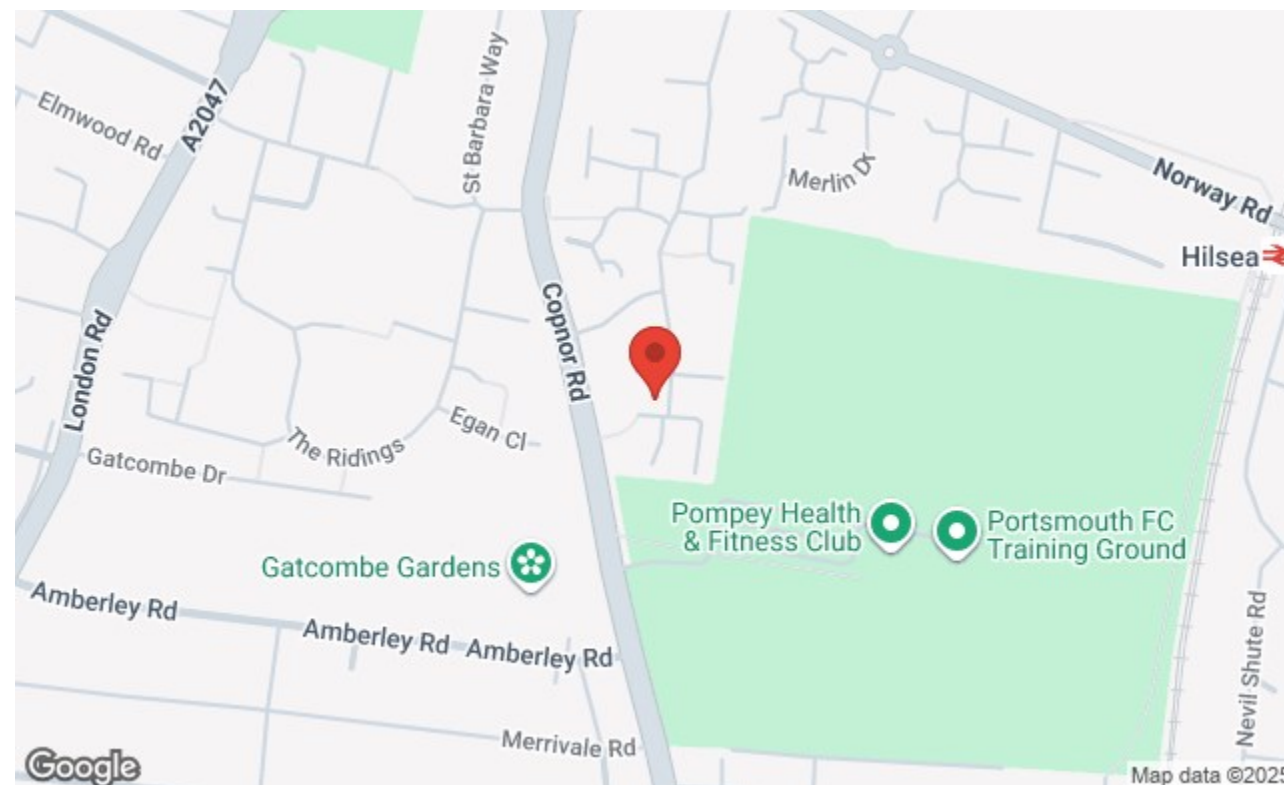


Guide Price £135,000

Honeywood Close, Portsmouth PO3 5BW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ ONE BEDROOM
- ❖ ALLOCATED PARKING SPACE
- ❖ NEUTRAL KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ LIVING ROOM
- ❖ SOUGHT AFTER AREA
- ❖ IDEAL FIRST HOME
- ❖ IDEAL INVESTMENT
- ❖ CLOSE TO LOCAL AMENITIES

Nestled in the desirable area of Honeywood Close, this first-floor flat offers a perfect blend of comfort and convenience. With one spacious double bedroom, this property is ideal for individuals or couples seeking a tranquil living space. The flat features a well-appointed reception room, providing a welcoming area for relaxation and entertaining guests.

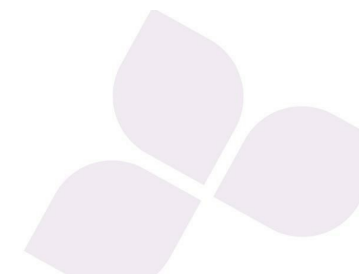
The interior is neutrally decorated throughout, allowing for a personal touch to be added with your own furnishings and decor. The bathroom is functional and well-maintained.

One of the standout features of this

property is the allocated parking space, a valuable asset in this sought-after location. Residents will appreciate the ease of access to local amenities, transport links, and the vibrant community that Portsmouth has to offer.

This purpose-built flat is not only a comfortable home but also a fantastic opportunity for those looking to invest in a property in a prime area. Whether you are a first-time buyer or seeking a rental investment, this flat is sure to meet your needs. Don't miss the chance to make this delightful flat your new home.

129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
16'0" x 8'10" (4.88 x 2.71)

**KITCHEN**  
11'6" x 6'2" (3.53 x 1.89)

**BEDROOM**  
12'0" x 8'7" (3.68 x 2.62)

**BATHROOM**  
6'5" x 6'2" (1.98 x 1.89)

## LEASEHOLD INFORMATION.

Lease Length: 129 years  
Ground Rent: £175 PA  
Service Charge: N/A

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 : A £1,453.95

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC	70	72
England & Wales		



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