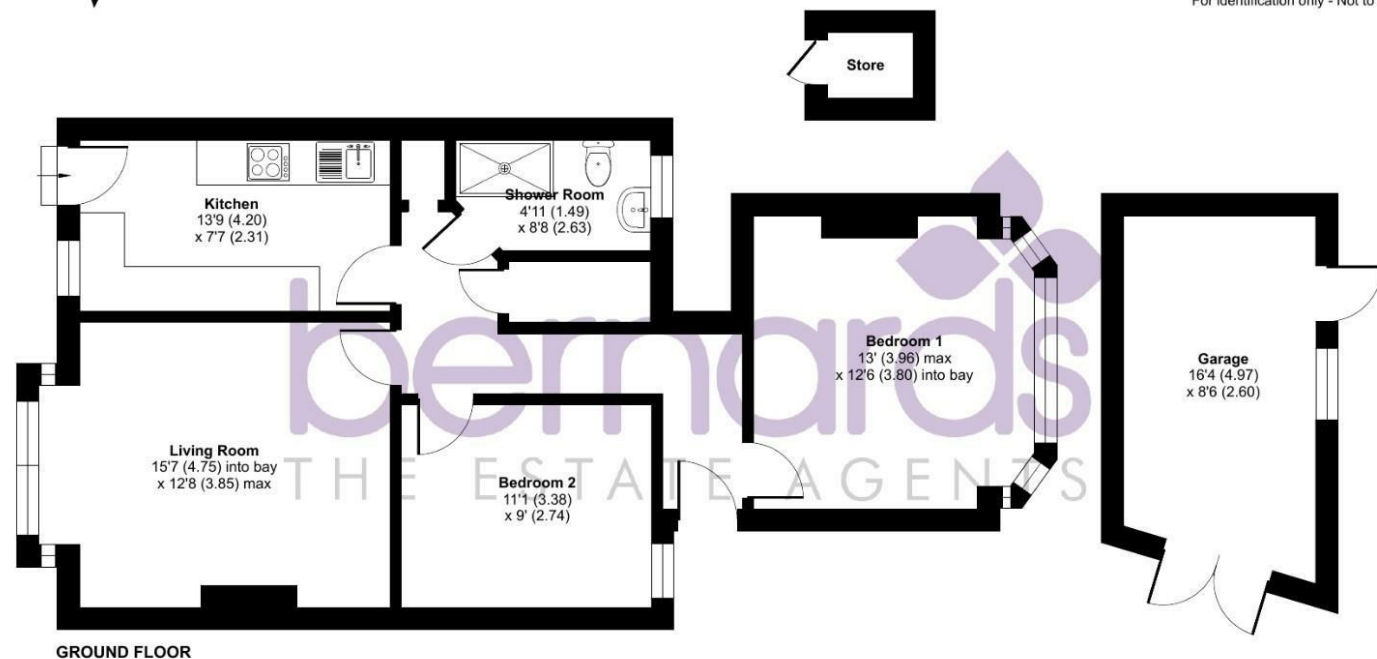




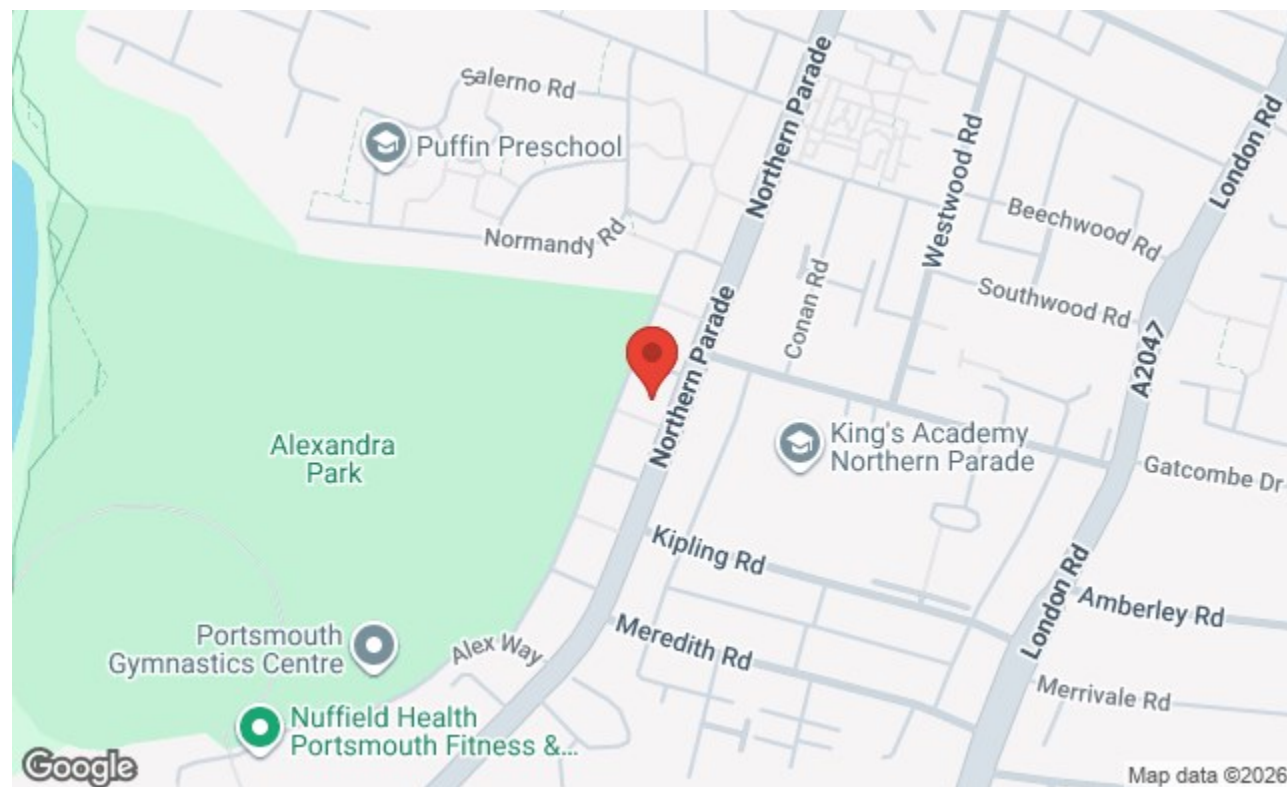
### Northern Parade, Portsmouth, PO2

Approximate Area = 728 sq ft / 67.6 sq m  
Garage = 128 sq ft / 11.8 sq m  
Outbuilding = 11 sq ft / 1 sq m  
Total = 867 sq ft / 80.4 sq m  
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1449478



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



Offers In Excess Of £180,000

Northern Parade, Portsmouth PO2 9PE



### HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ 137 YEAR LEASE
- ❖ NO SERVICE CHARGES
- ❖ GARAGE TO REAR
- ❖ WEST FACING GARDEN
- ❖ SPACIOUS LOUNGE
- ❖ GALLEY KITCHEN
- ❖ NO FORWARD CHAIN
- ❖ ADD YOUR OWN STAMP

Situated on the desirable Northern Parade, this ground floor flat presents an excellent opportunity for first-time buyers, investors, and those looking to downsize. Boasting two spacious double bedrooms, this property is perfect for those seeking comfort and convenience. The flat features a well-proportioned reception room, ideal for relaxation or entertaining guests.

One of the standout features of this property is its prime location, situated directly opposite Alexandra Park, offering a lovely green space for leisurely strolls as well as the Mountbatten Centre. The flat also benefits from a garage and rear

access to a west-facing garden, providing a delightful outdoor area to enjoy the afternoon sun.

With a generous lease of 137 years and no service charge, this property is not only appealing but also offers a sense of security for the future. The absence of a forward chain means that you can move in without delay and start making this flat your own.

Whether you are looking to personalise your new home or simply enjoy the benefits of a well-located property, this flat is ready for you to add your own stamp. Do not miss the chance to view this lovely flat in a sought-after location.

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



# PROPERTY INFORMATION

**LIVING ROOM**  
15'7" x 12'7" (4.75 x 3.85)

**KITCHEN**  
13'9" x 7'6" (4.20 x 2.31)

**BEDROOM ONE**  
12'11" x 12'5" (3.96 x 3.80)

**BEDROOM TWO**  
11'1" x 8'11" (3.38 x 2.74)

**SHOWER ROOM**  
4'10" x 8'7" (1.49 x 2.63)

**GARAGE**  
16'3" x 8'6" (4.97 x 2.60)

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : B** £1,696.27

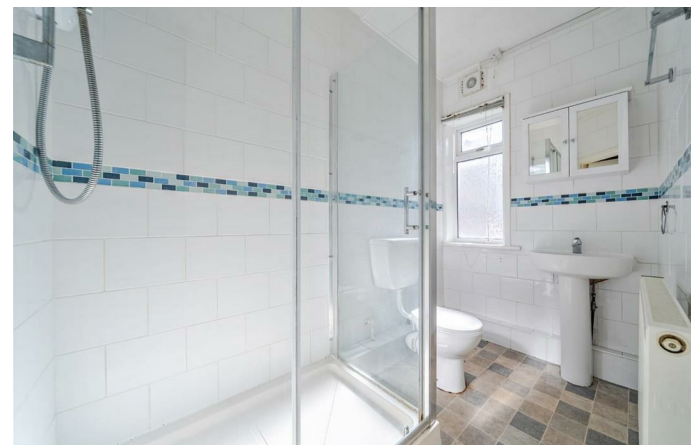
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**OFFER CHECK PROCEDURE**  
If you are considering making an offer for this or any other property Bernard's 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. Bernard's 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**  
Bernard's 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	
(92-100) A	
(81-91) B	
(69-80) C	75
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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