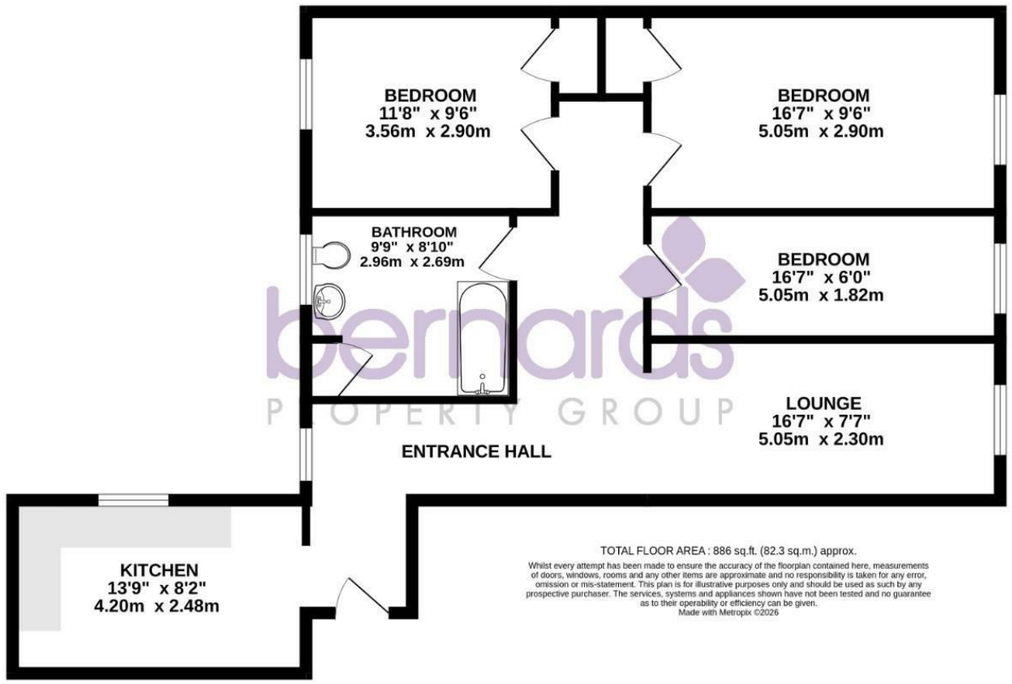
1ST FLOOR
886 sq.ft. (82.3 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

Offers In Excess Of £150,000

Fratton Road, Portsmouth PO1 5HH

bernards
THE ESTATE AGENTS



3 1 1

HIGHLIGHTS

- FIRST FLOOR FLAT
- THREE DOUBLE BEDROOMS
- OPEN & AIRY LIVING SPACE
- LARGE KITCHEN
- MODERN BATHROOM
- 129 YEAR LEASE
- PERMIT PARKING
- GREAT INVESTMENT
- IDEAL FIRST HOME
- SHORT WALK TO TRAIN STATION

Nestled on Fratton Road, this spacious three-bedroom first-floor flat offers an excellent opportunity for first-time buyers and investors alike.

Upon entering, you are welcomed by a well-appointed kitchen that flows into an open and airy living space, thoughtfully designed to maximise natural light and create a warm, inviting atmosphere.

The property features three generously sized bedrooms, offering flexible accommodation for families, professionals working from home, or those looking for additional guest space. A large family bathroom adds to the home's practicality, providing both comfort and convenience.

Purpose-built and well positioned, the flat enjoys easy access to a wide range of local amenities, excellent transport links, and the vibrant attractions of Portsmouth. Whether you're taking your first step onto the property ladder or expanding your investment portfolio, this fantastic flat presents an opportunity not to be missed.

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

PROPERTY INFORMATION

KITCHEN
13'9" x 8'1" (4.20 x 2.48)

LOUNGE
16'6" x 7'6" (5.05 x 2.30)

BEDROOM ONE
16'6" x 9'6" (5.05 x 2.90)

BEDROOM TWO
11'8" x 9'6" (3.56 x 2.90)

BEDROOM THREE
16'6" x 5'11" (5.05 x 1.82)

BATHROOM
9'8" x 8'9" (2.96 x 2.69)

LEASEHOLD INFORMATION
Lease Length: 129 years
Ground Rent: £200 PA
Service Charge: £1,550.41 PA

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









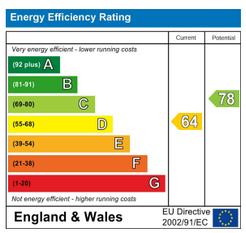












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