Offers In Excess Of £190,000

De Lisle Close, Portsmouth PO2 0UZ

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- SECOND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- GARAGE IN BLOCK
- OPEN PLAN LOUNGE/DINER
- FITTED KITCHEN
- THREE PIECE BATHROOM
- GATCOMBE PARK ESTATE
- GREAT TRANSPORT LINKS
- CLOSE TO LOCAL AMENITIES
- PLAYING FIELD OUTSIDE

Nestled within the desirable Gatcombe Park Estate in Portsmouth, this spacious two-bedroom flat offers a fantastic opportunity for comfortable and contemporary living.

Situated on the second floor, the property features a bright and welcoming open-plan lounge diner that flows seamlessly into the modern kitchen, creating a versatile space ideal for relaxing, dining, and entertaining.

The accommodation comprises two well-proportioned bedrooms, providing excellent flexibility for couples, small families, or those requiring a home office space. The three-piece bathroom suite adds further convenience, while the added benefit of a garage located within the block provides secure parking and valuable additional storage.

Its excellent location offers easy access to local amenities, transport connections, and the wider Portsmouth area, making it an attractive choice for first-time buyers, downsizers, and investors alike.

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PROPERTY INFORMATION

LOUNGE/DINER
12'6" x 15'9" (3.83 x 4.81)

KITCHEN
9'10" x 7'3" (3 x 2.22)

BEDROOM ONE
10'3" x 10'8" (3.14 x 3.27)

BEDROOM TWO
8'4" x 10'8" (2.56 x 3.27)

BATHROOM
7'2" x 5'6" (2.20 x 1.69)

Leasehold Information
Management Company: Abri
Lease Length: 83 years
Ground Rent: £10 PA
Service Charge: £1,809.60

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.

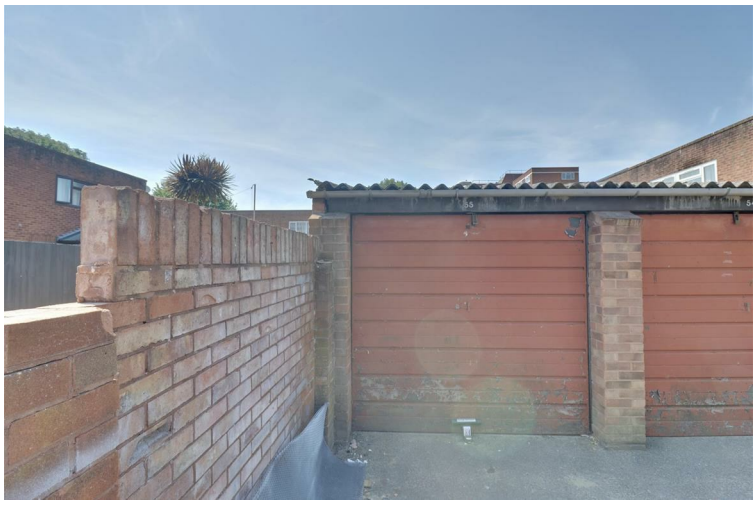
BAND : A £1,453.95

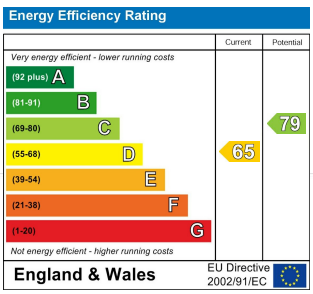
Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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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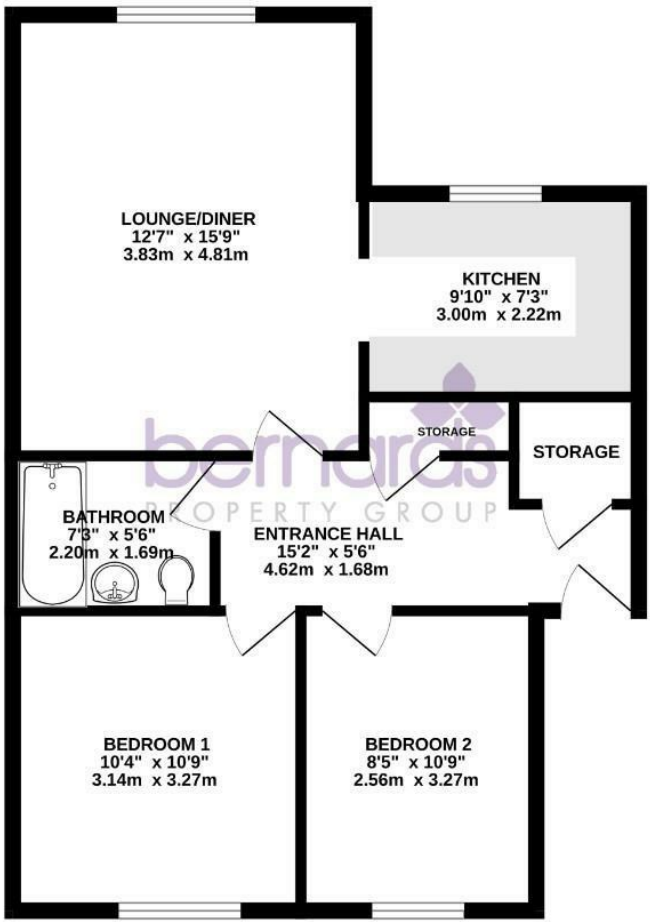
2ND FLOOR
615 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.1 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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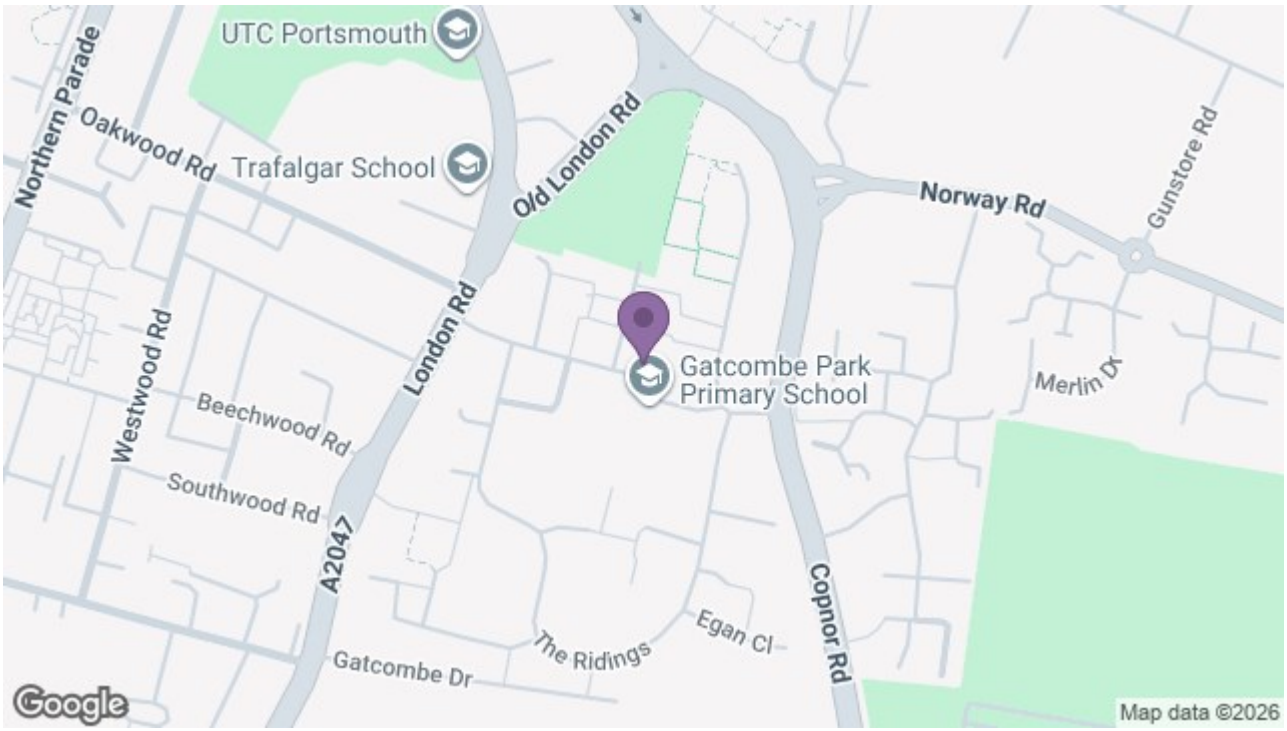

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