Offers In Excess Of £110,000

London Road, Portsmouth PO2 9JR

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- GROUND FLOOR FLAT
- ONE DOUBLE BEDROOM
- PRIVATE ENTRANCE
- LOUNGE/DINER
- SEPARATE KITCHEN
- THREE PIECE BATHROOM
- NEUTRALLY DECORATED
- RESIDENTS CAR PARK
- CENTRALLY LOCATED
- NEARBY LOCAL AMENITIES

Situated on London Road, this one-bedroom ground floor flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The property boasts a spacious lounge/dining room, providing a comfortable and versatile space for both relaxing and entertaining. A separate fitted kitchen offers practicality and ample storage, while the three-piece bathroom completes the accommodation.

Ideally positioned in a central location, the flat enjoys easy access to excellent transport links, a wide range of local shops and everyday amenities, making it perfectly suited to modern city living.

Combining comfort, convenience, and a sought-after location, this delightful flat is ready to move into and represents a fantastic opportunity not to be missed.

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

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PROPERTY INFORMATION

LOUNGE/DINER
12'4" x 16'11" (3.78 x 5.18)

KITCHEN
10'5" x 5'11" (3.18 x 1.82)

BEDROOM
13'0" x 9'3" (3.98 x 2.84)

BATHROOM
8'7" x 5'4" (2.62 x 1.65)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : A £1,453.95

Leasehold Information.
Lease Length: 87 years
Ground Rent: £150 PA
Service Charge: £1,154.26 PA

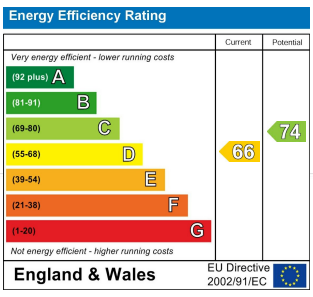
Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

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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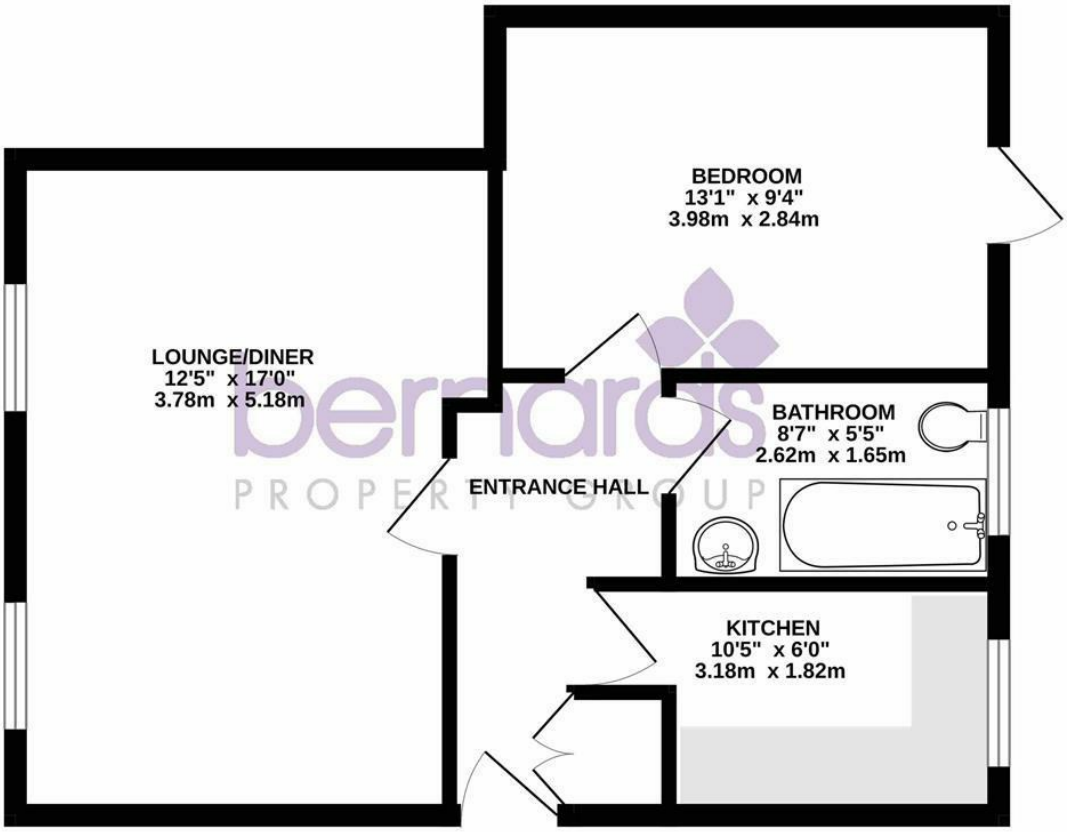
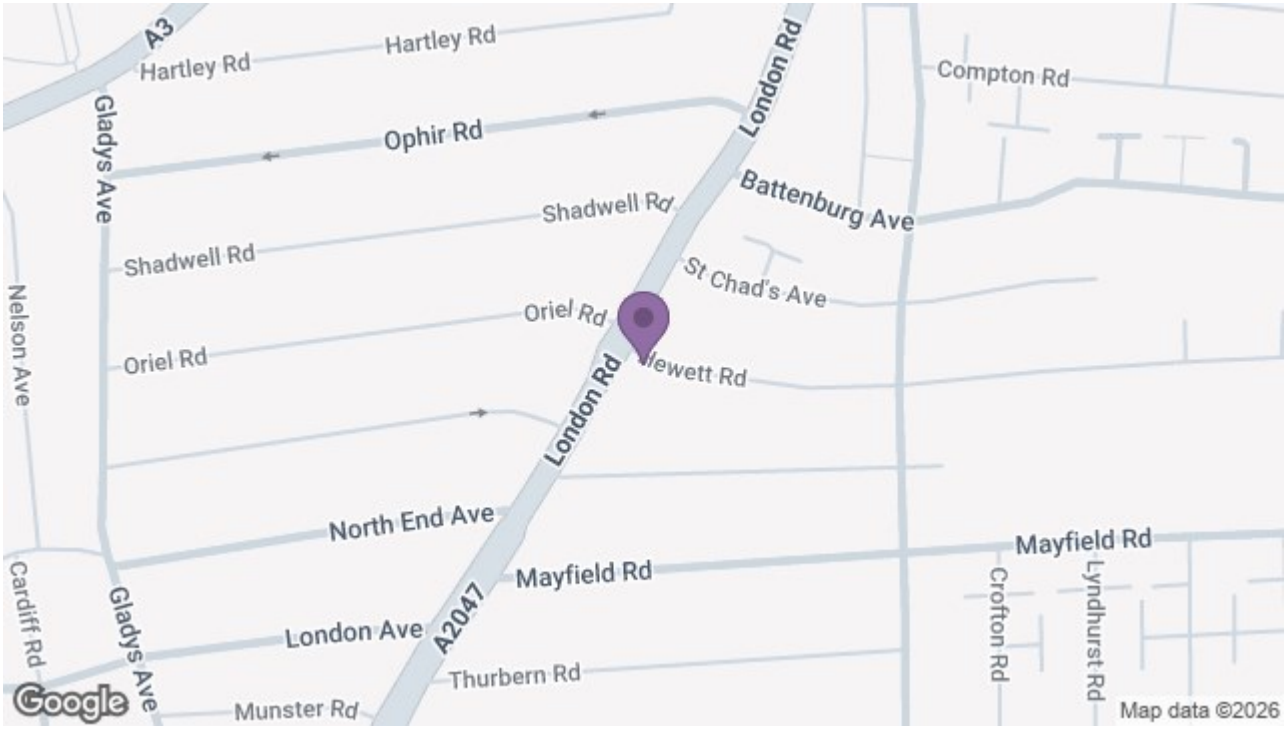
GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.





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