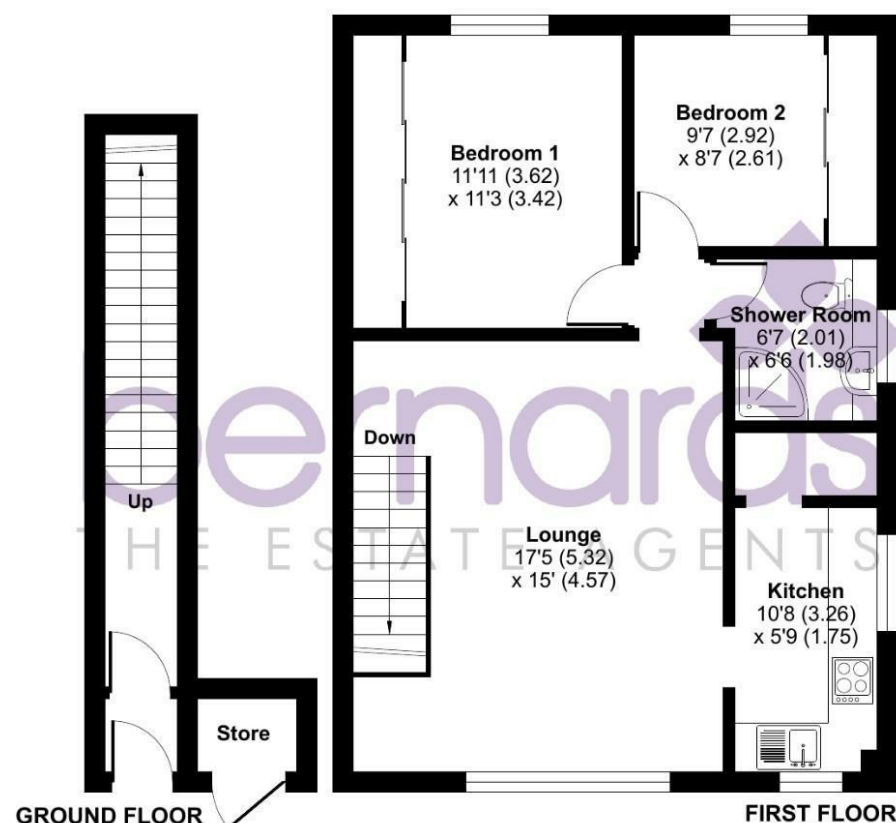


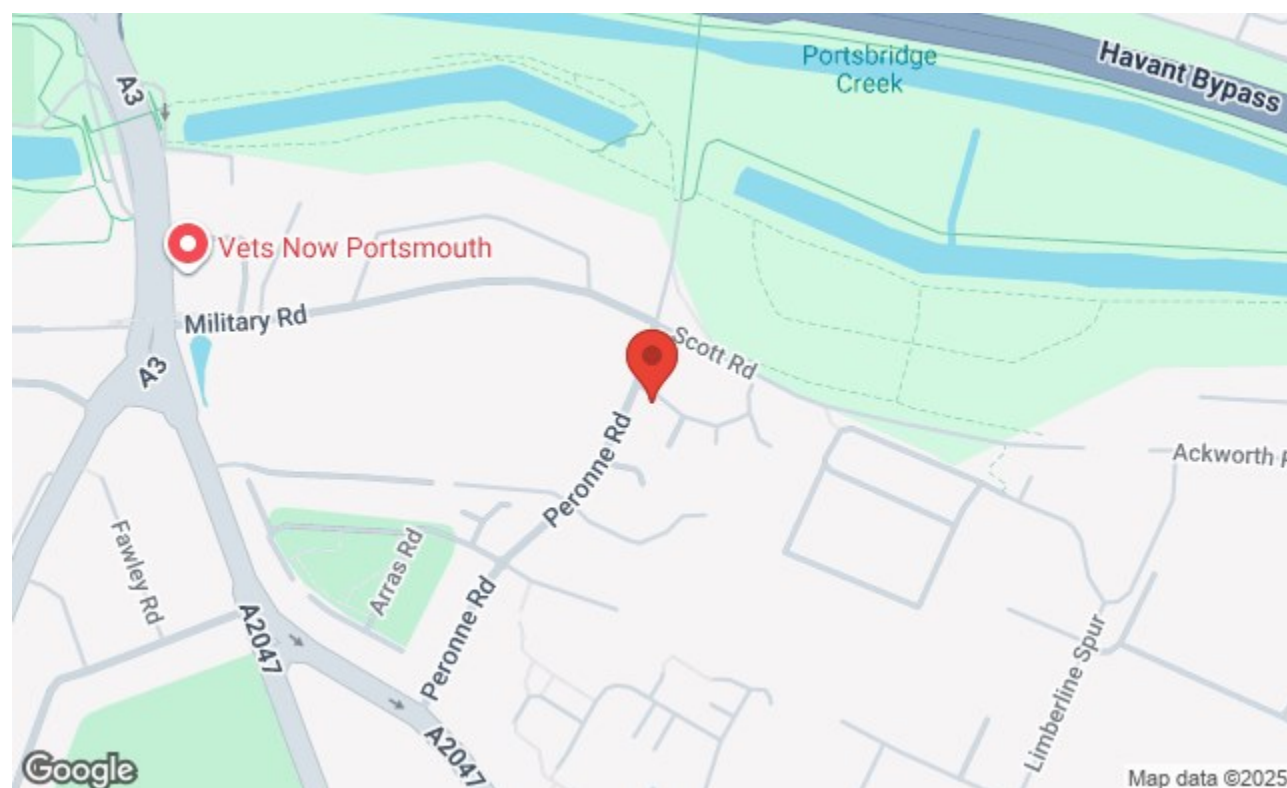


Carronade Walk, Portsmouth, PO3

Approximate Area = 709 sq ft / 65.8 sq m
Outbuilding = 12 sq ft / 1.1 sq m
Total = 721 sq ft / 66.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1356289



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



Offers In Excess Of £180,000

Carronade Walk, Portsmouth PO3 5LX

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ SPACIOUS LOUNGE
- ❖ BRIGHT KITCHEN
- ❖ SHOWER ROOM
- ❖ LOFT STORAGE SPACE
- ❖ SOUGHT AFTER LOCATION
- ❖ CUL DE SAC
- ❖ NO FORWARD CHAIN

Situated in Carronade Walk, with its own private entrance, this purpose-built flat provides a sense of independence and privacy that is often sought after. The property features two well-proportioned bedrooms, both boasting fitted wardrobes.

Upon entering, you are welcomed into a spacious lounge that seamlessly connects to the kitchen, creating an inviting space ideal for both relaxation and entertaining. The layout is thoughtfully designed, allowing for a versatile living experience that can easily be tailored to your personal style.

One of the standout features of this flat is the allocated parking space, a rare find in such a desirable location. Situated in a quiet cul-de-sac, you can enjoy the peace and tranquillity that comes with suburban living while still being within easy reach of Portsmouth's vibrant amenities.

This flat presents an excellent opportunity for those looking to make their mark, with potential to personalise and enhance the space to reflect your own taste. Whether you are a first-time buyer, a small family, or an investor, this property is sure to appeal.

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



PROPERTY INFORMATION

LOUNGE
17'5" x 14'11" (5.32 x 4.57)

KITCHEN
10'8" x 5'8" (3.26 x 1.75)

BEDROOM ONE
11'10" x 11'2" (3.62 x 3.42)

BEDROOM TWO
9'6" x 8'6" (2.92 x 2.61)

SHOWER ROOM
6'7" x 6'5" (2.01 x 1.98)

LEASEHOLD INFORMATION.
Lease Length: 84 years
Ground Rent: £80 PA
Service Charge: NA
Building Insurance: £276.67 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 : B £1,696.27

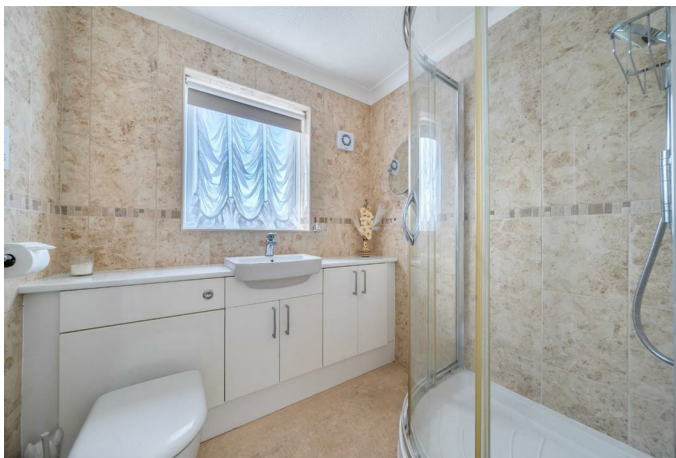
MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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	75	75
(55-68) D		
(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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