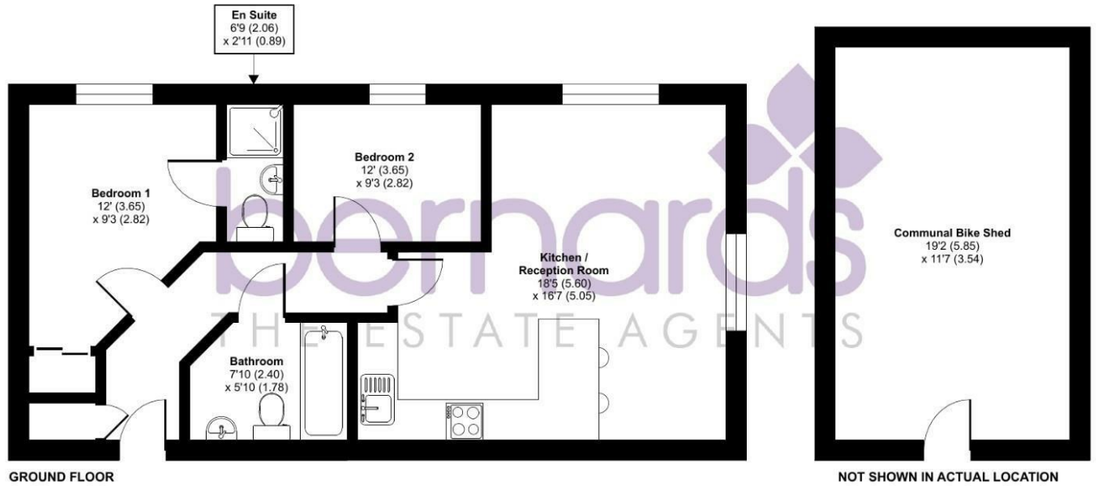
Cotton Road, Portsmouth, PO3

Approximate Area = 577 sq ft / 53.6 sq m
Outbuilding = 227 sq ft / 21 sq m
Total = 804 sq ft / 74.6 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). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1488466

FOR SALE

Guide Price £190,000

Cotton Road, Portsmouth PO3 6FE

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- GROUND FLOOR FLAT
- ALLOCATED PARKING
- TWO BEDROOMS
- OPEN PLAN LIVING
- TWO BATHROOMS
- WELL PRESENTED
- SOUGHT AFTER AREA
- 107 YEAR LEASE
- PERFECT FIRST HOME
- IDEAL FOR DOWNSIZERS

Situated on the sought-after Cotton Road, this beautifully presented two-bedroom ground floor apartment offers the perfect combination of modern living, comfort, and convenience. Ideal for first-time buyers, downsizers, or investors, the property is thoughtfully designed to maximise both space and functionality.

At the heart of the home is a bright and spacious open-plan kitchen, living, and dining area, creating an inviting space for everyday living as well as entertaining family and friends.

The apartment benefits from two bedrooms, along with two contemporary bathrooms, providing added convenience for busy households or visiting guests.

Further enhancing the appeal is an allocated parking space, together with additional visitor parking, while the ground floor position offers easy access and added practicality.

Located within a popular residential development in Portsmouth, this stylish apartment presents an excellent opportunity to enjoy modern, low-maintenance living in a well-connected location. Early viewing is highly recommended.

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

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

PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
18'4" x 16'6" (5.60 x 5.05)

BEDROOM ONE
11'11" x 9'3" (3.65 x 2.82)

ENSUITE
6'9" x 2'11" (2.06 x 0.89)

BEDROOM TWO
11'11" x 9'3" (3.65 x 2.82)

BATHROOM
7'10" x 5'10" (2.40 x 1.78)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : B £1,696.27

LEASEHOLD INFORMATION
Lease Length: 107 YEARS
Ground Rent: £250 PA
Service Charge: £1,831.20 PA

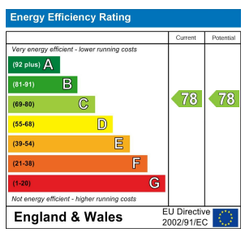
Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

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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