

Guide Price £190,000

Queens Road, Portsmouth PO2 7NG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FREEHOLD
- ❖ GROUND FLOOR APPARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ PRIVATE PARKING
- ❖ MODERN DECOR
- ❖ SHUTTERS
- ❖ THREE PIECE BATHROOM
- ❖ CENTRAL LOCATION
- ❖ NO LEASE OR GROUND RENT
- ❖ THIS IS A MUST SEE!

***TWO DOUBLE BEDROOM
GROUND FLOOR FLAT WITH OFF
ROAD PARKING***

We are delighted to welcome to the market this stunning two bedroom Ground floor apartment, perfectly situated within walking distance to local shops and transport links.

Internally the property offers a modern kitchen suite open plan with the lounge, a lovely three piece family bathroom and two good size double

bedrooms.

This property also benefits from having an allocated parking space to the side of the property.

This property is share of Freehold with no ground rent or service charge, the only charges this property has is for buildings insurance which all four apartments contribute towards.

Please contact the Portsmouth Branch on 02392 728090 to arrange your viewing.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE

BEDROOM ONE
13'5" x 8'11" (4.11 x 2.74)

BEDROOM TWO
9'8" x 8'7" (2.97 x 2.64)

BATHROOM
11'1" x 6'5" (3.38 x 1.96)

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

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.

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.

Portsmouth Council Tax

The local authority is Portsmouth City Council.

Portsmouth City Council: £1,009.79
Police and Crime Commissioner: £153.04
Hampshire & Isle of Wight Fire & Rescue: £48.81
Total Council Tax charge: £1,211.64

Removal Quote

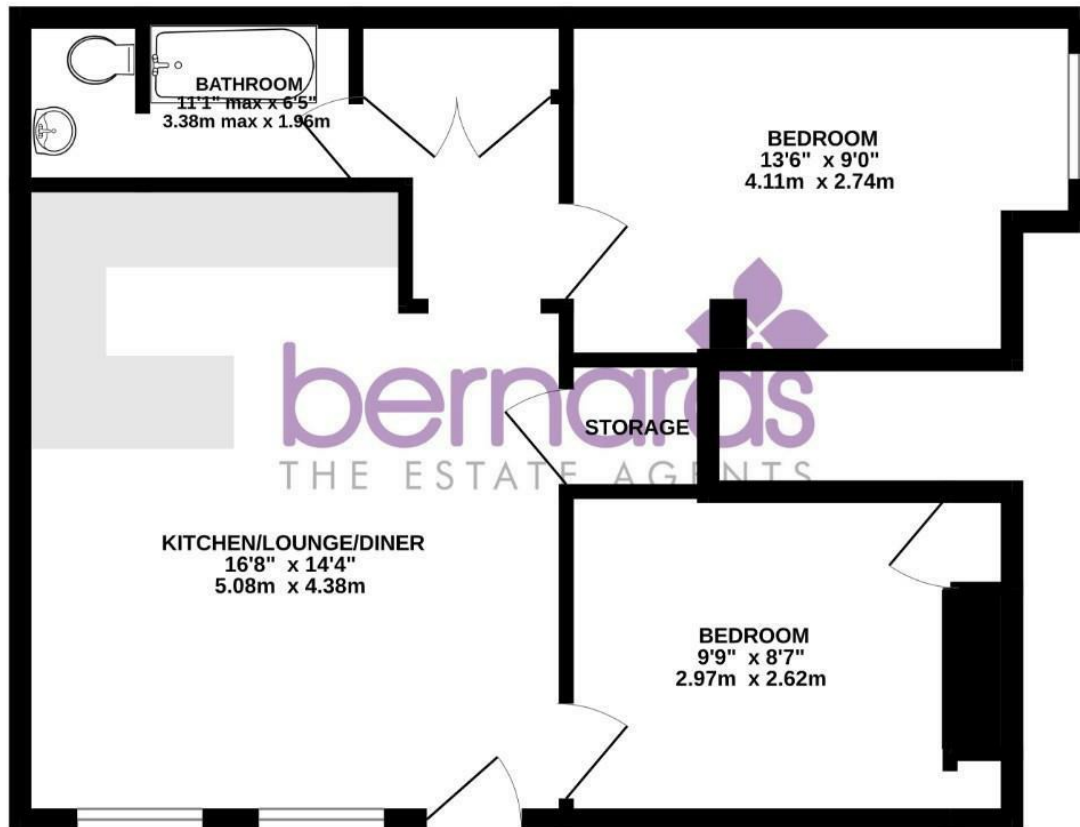
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



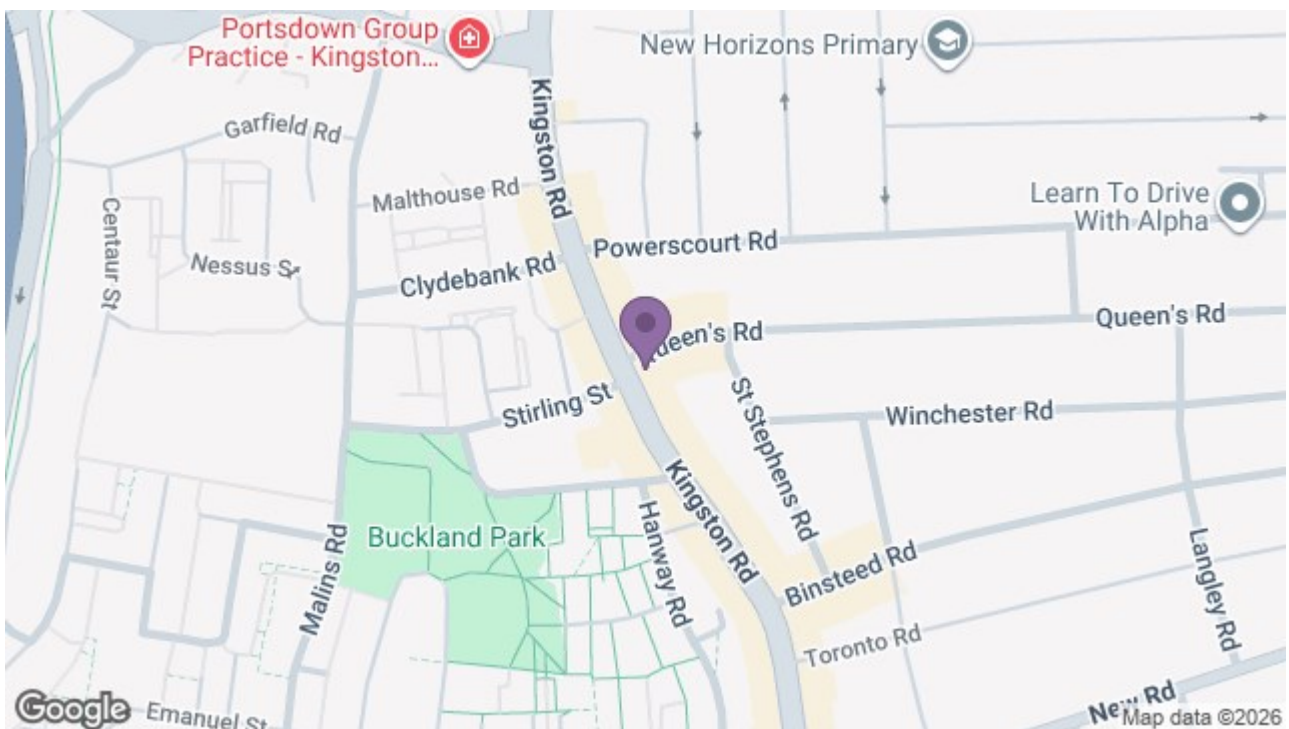
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
73		77
EU Directive 2002/91/EC		
England & Wales		



GROUND FLOOR
524 sq.ft. (48.7 sq.m.) approx.



TOTAL FLOOR AREA : 524 sq.ft. (48.7 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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