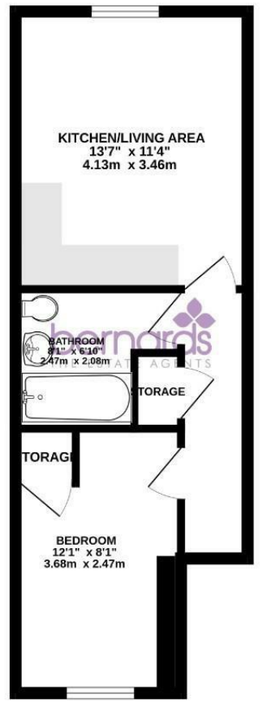
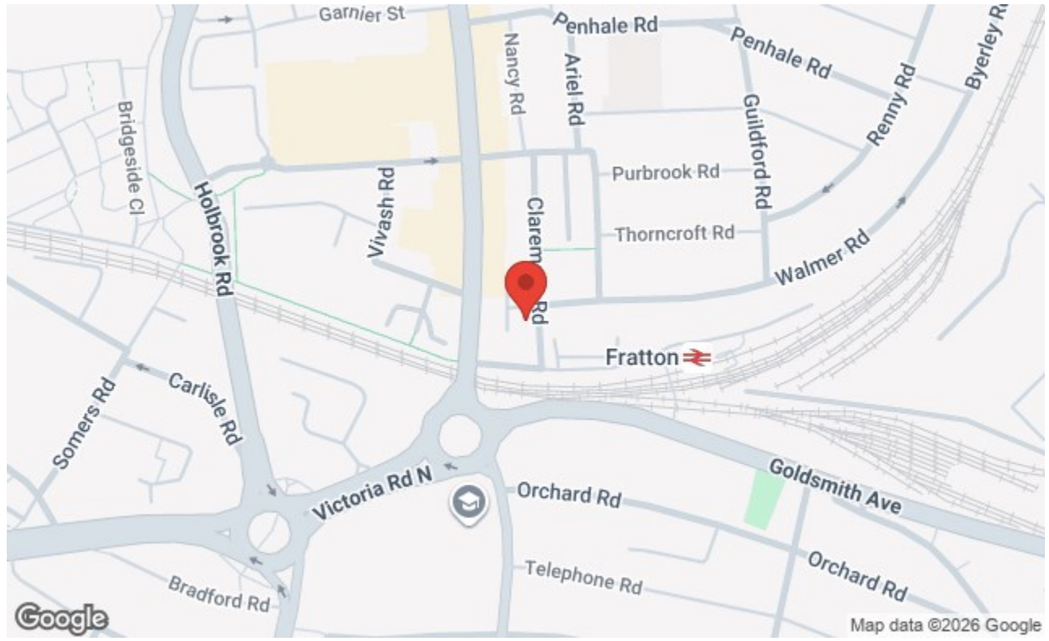
1ST FLOOR
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 350 sq.ft. (32.6 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.
Made with Metropix ©2023



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

FOR SALE

Guide Price £100,000

Claremont Road, Portsmouth PO1 5AP

bernards
THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- FIRST FLOOR FLAT
- ONE DOUBLE BEDROOM
- OPEN PLANNED LIVING
- MODERN APARTMENT
- LONG LEASE REMAINING
- IDEAL FIRST TIME PURCHASE
- GOOD BUY TO LET
- CLOSE TO TRANSPORT LINKS
- SHOPS IN WALKING DISTANCE
- CALL TO ARRANGE VIEWING

We are pleased to bring to the sales market this one bedroom, first floor apartment situated within walking distance to local shops and transport links.

This apartment benefits from one double bedroom, modern open planned living and the bathroom. It was perfect for both, first time buyers and investors and being offered with no onward chain.

To arrange your viewing on this property, please contact the Portsmouth Branch on 02392 728090.

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

PROPERTY INFORMATION

ENTRANCE HALL

KITCHEN/LIVING AREA
13'6" x 11'4" (4.13 x 3.46)

BEDROOM
12'0" x 8'1" (3.68 x 2.47)

BATHROOM
8'1" x 6'9" (2.47 x 2.08)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : A – £1,320.51

LEASEHOLD INFORAMTION
Lease Length : 104 years
Ground Rent : £0
Service Charge : £1151.50

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.

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.





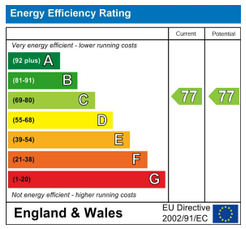












Scan here to see all our properties for sale and rent

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