Offers In The Region Of
£140,000
Amber Court, Portsmouth PO1 5EU

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- SECOND FLOOR FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- OPEN PLAN LIVING
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- BIKE STORE TO REAR
- NO FORWARD CHAIN
- CENTRAL LOCATION
- GREAT TRANSPORT LINKS

This two-bedroom second-floor flat is situated within Amber Court on Fratton Road, offering well-proportioned accommodation, a modern open-plan living space and an impressive 988-year lease. An ideal opportunity for first-time buyers looking to get onto the property ladder or investors seeking to expand their portfolio.

The accommodation comprises an entrance hallway leading through to an open-plan lounge and kitchen, creating a sociable and practical living space. There are also two well-proportioned bedrooms and a three-piece bathroom suite.

A standout feature is the exceptionally long 988-year lease, offering peace of mind for future owners. The property is also being offered with no forward chain, helping to make the buying process as straightforward as possible.

Conveniently located on Fratton Road, the flat is within easy reach of a variety of local shops, amenities and transport links. Fratton railway station and Portsmouth city centre are also nearby, making this a great option for commuters and those wanting to enjoy everything Portsmouth has to offer.

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02392 728090
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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
16'4" x 14'5" (5 x 4.4)

BEDROOM ONE
14'1" x 12'1" (4.3 x 3.7)

BEDROOM TWO
11'9" x 7'6" (3.6 x 2.3)

BATHROOM
6'6" x 5'6" (2 x 1.7)

Leasehold Information
Lease Length: 988 YEARS REMAINING
Ground Rent: £302.20 PA
Service Charge: £2,084.20 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.

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.

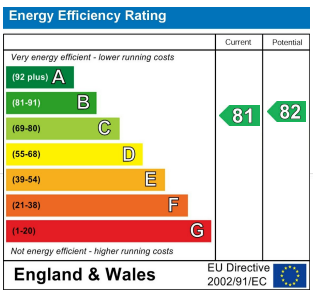
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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



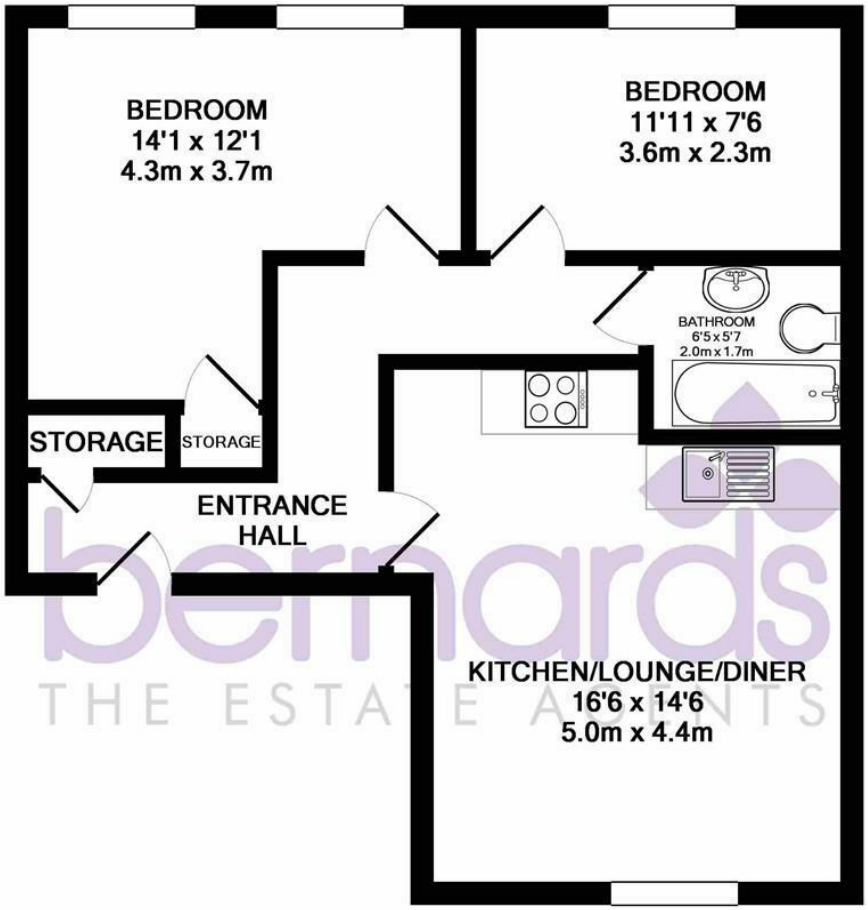








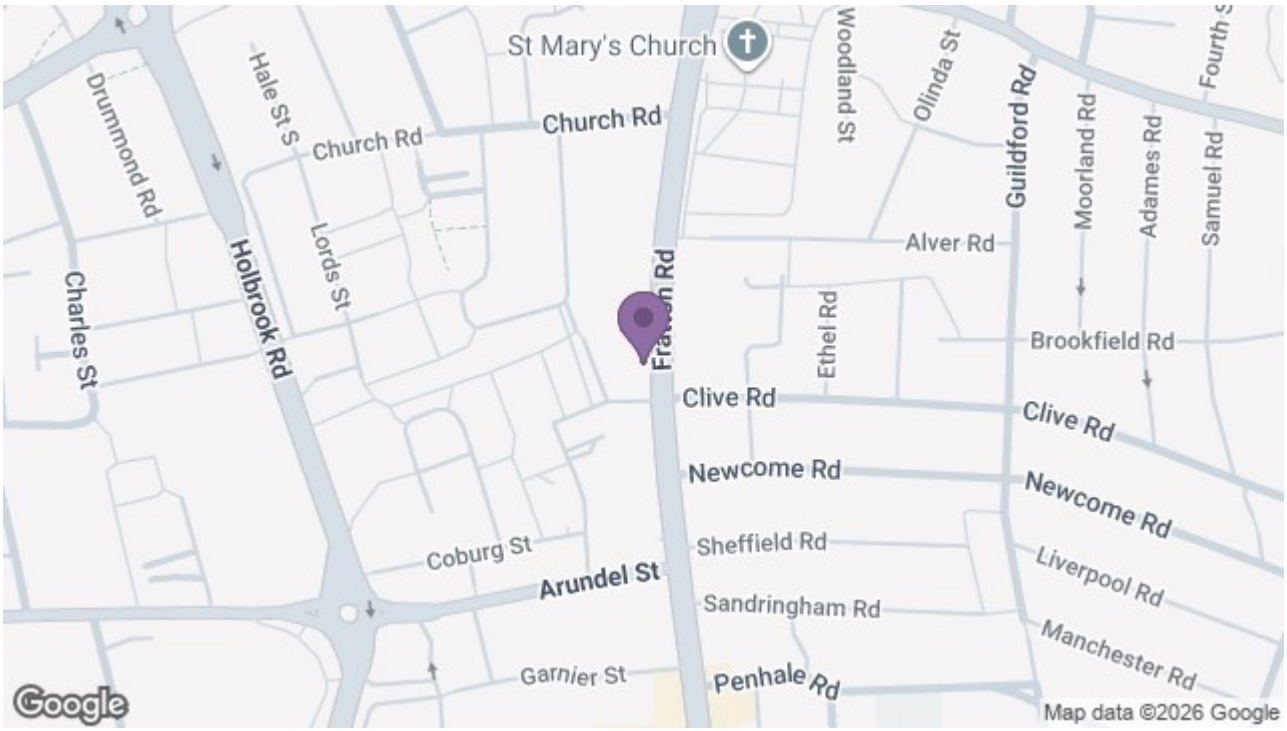
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TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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