

TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.8 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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



Asking Price £130,000

Amber Court, Portsmouth PO1 5EU



\*\*\*TWO BEDROOM CHAIN FREE APPARTMENT\*\*\*

Contact Bernards on 023 92728090 to arrange your viewing.

## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ OPEN-PLAN KITCHEN/LOUNGE
- ❖ JULIET BALCONY
- ❖ MODERN KITCHEN
- ❖ POPULAR LOCATION
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ SPACIOUS THROUGHOUT
- ❖ WALKING DISTANCE TO TOWN CENTRE
- ❖ NO FORWARD CHAIN
- CALL NOW TO VIEW

We are delighted to welcome to the market this two bedroom apartment in the sought after location of fratton.

Amber Court is only walking distance from local amenities with excellent transport links to surrounding areas making this property the perfect catch for professionals who need easy access into the town centre!

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## KITCHEN/LOUNGE

13'00"x14'11" (3.96x4.55)  
 Carpet and tiled flooring, UPVC double glazed window to front, 1x radiator, range of wall and base units, electric oven and hob with over head extractor, wooden roll-top surface, smooth and coved ceiling, spotlights.

## OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## BATHROOM

Tiled flooring, three piece bath suite, low level wash basin, panel enclosed bath with shower, mixer tap and shower, smooth wall with tiled principle areas, smooth and coved ceiling.

## MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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.

## BEDROOM ONE

8'08"x9'06" (2.64x2.90)  
 Carpet flooring, 1x radiator, 2x UPVC double glazed windows to front, built in wardrobes, smooth walls and coved ceiling.

## LEASEHOLD INFORMATION.

Lease Length: 989  
 Ground Rent: £200 PA  
 Service Charge:

## BEDROOM TWO

7'04"x12'02" (2.24x3.71)  
 Carpet flooring, 1x radiator, UPVC double glazed window and doors to Juliet balcony, smooth walls and coved ceiling.

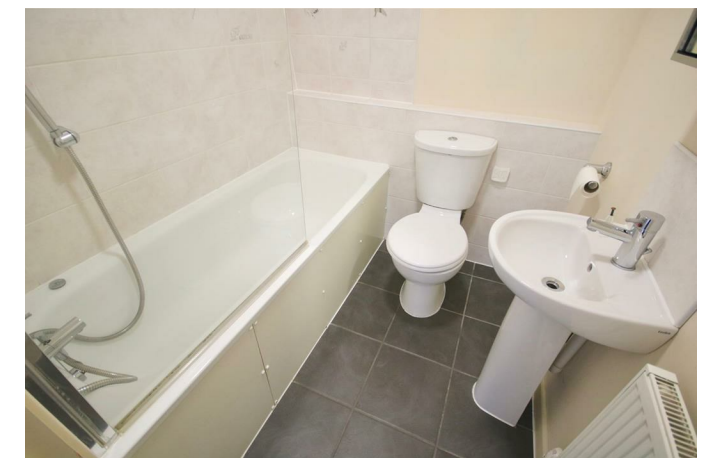
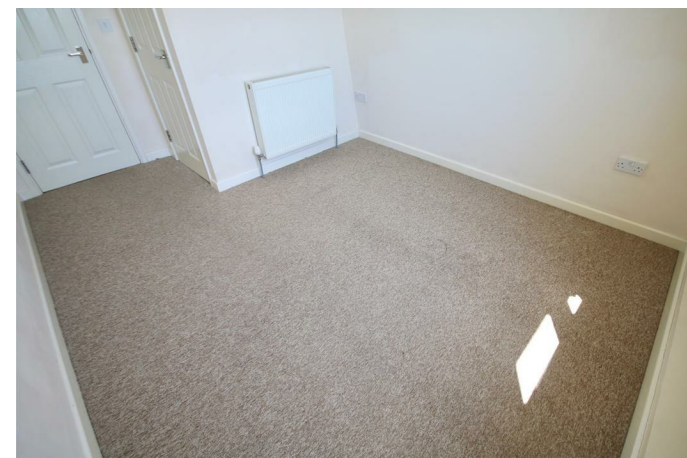
Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

## COUNCIL TAX BAND B

Portsmouth City Council- £911.19  
 Police and Crime Commissioner- £122.37  
 Combined Fire Authority- £47.74  
 Total- £1081.30

## 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	
EU Directive 2002/91/EC	
England & Wales	

Scan here to see all our properties for sale and rent



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