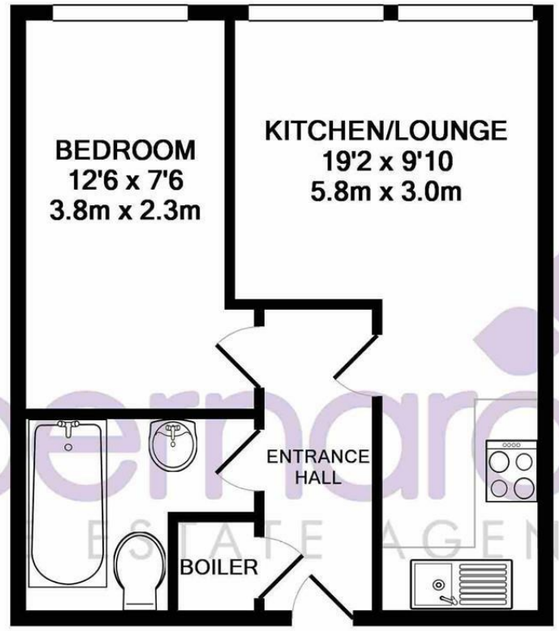
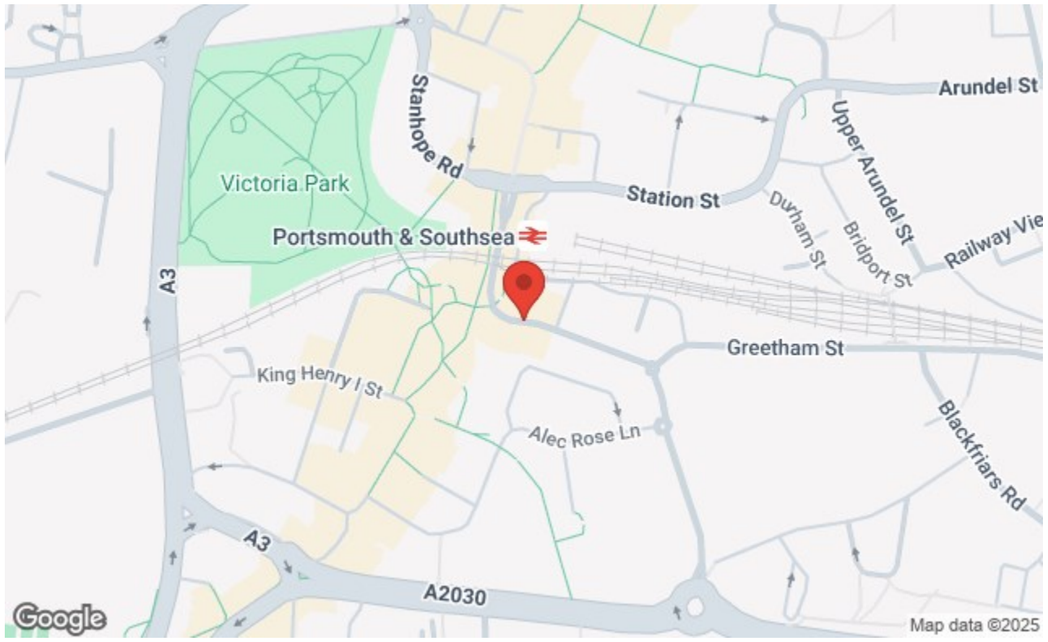


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
Made with Metropix ©2016



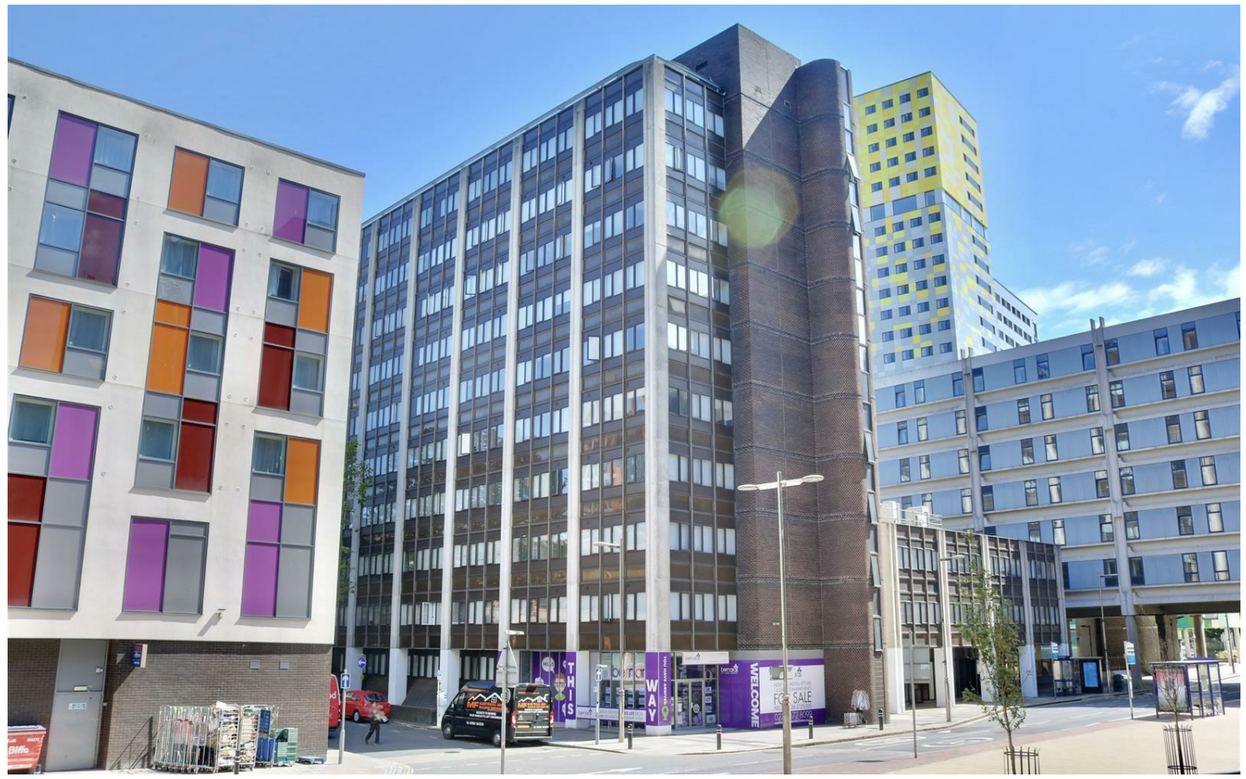
129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

£110,000

Isambard Brunel Road, Portsmouth PO1 2RX

bernards THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- ONE BEDROOM APARTMENT
- CENTRAL LOCATION
- NO FORWARD CHAIN
- EXCELLENT INVESTMENT
- MODERN KITCHEN
- THREE-PIECE BATHROOM
- LIFT ACCESS
- CLOSE TO TRAIN STATION
- NEUTRALLY DECORATED
- LONG LEASE REMAINING

We are delighted to welcome to the market this modern one bedroom flat in the sought after location of Central Portsmouth. Enterprise House is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

Situated perfectly for students or professionals making it the ideal investment opportunity.

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

PROPERTY INFORMATION

KITCHEN/LOUNGE
19'2" x 9'10" (5.84m x 3.00m)
Lounge space with kitchenette area consisting of a range of matching, high gloss wall and base units with plumbing for washing machine, hob and oven, extractor fan overhead, stainless steel sink and drainer unit, space for fridge freezer.

BEDROOM
12'6" x 7'6" (3.81m x 2.29m)
Bedroom consisting of carpet flooring, matte painted walls, radiator to wall, double glazed windows

BATHROOM
High quality modern bathroom suite comprising of low level w/c and hand wash basin, bath with shower over and glass shower screen, splash-back tiling to walls, chrome heated towel rail.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

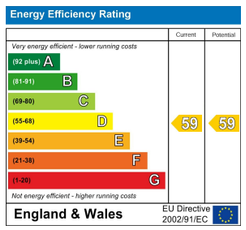
BAND : A £1,453.95

LEASEHOLD INFORMATION
Lease Length: Circa 117 Years
Ground Rent : £250 p/a
Service Charge : £1,716 p/a
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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.

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



Scan here to see all our properties for sale and rent

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