

TOTAL APPROX. FLOOR AREA 529 SQ.FT. (49.1 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



Guide Price £130,000

Arundel House, Portsmouth PO1 1NL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ TWO BEDROOMS
- ❖ LARGE KITCHEN/LOUNGE
- ❖ FAMILY BATHROOM
- ❖ DOUBLE GLAZING
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GREAT STUDENT LOCATION
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT POTENTIAL
- ❖ NO ONWARD CHAIN

Bernards Portsmouth are delighted to welcome to the market this converted two bedroom flat in the sought after location of central Portsmouth, Close to local shops and amenities with excellent transport links and walking distance to the local university.

property really does have everything.  
Book your appointment now by contacting Bernards on 023 9272 8090.

The property offers two bedrooms, kitchen/lounge with new flooring and doors throughout. Boasting a fantastic modern finish, double glazing and electric central heating, this

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





# PROPERTY INFORMATION

## KITCHEN/LOUNGE

23'03" x 11'00" (7.09m x 3.35m)

## BEDROOM ONE

17'11" x 7'09" (5.46m x 2.36m)

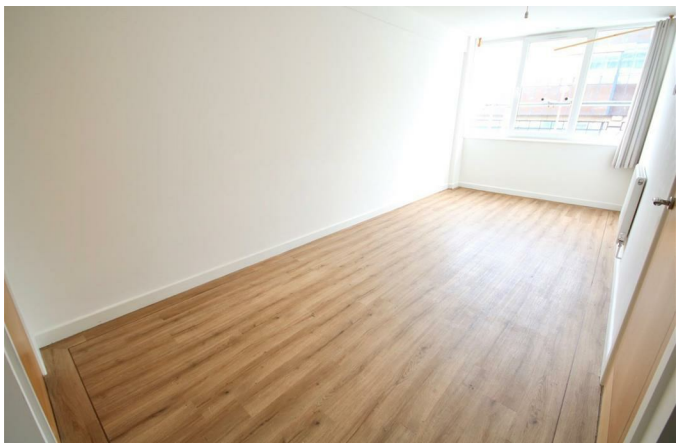
## BEDROOM TWO

13'03" x 6'04" (4.04m x 1.93m)

## BATHROOM

## LETTING INFORMATION- PORTSMOUTH

If you are considering buying this property for buy to let purposes, we would expect to achieve £775PCM. This would give you 7% gross return based on the current asking price. If you would like any further information about lettings, what services our in house teams can offer please call your local office on 02392 7 2 8 0 9 0 or email [portsmouth@bernardsestates.co.uk](mailto:portsmouth@bernardsestates.co.uk)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	59
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



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