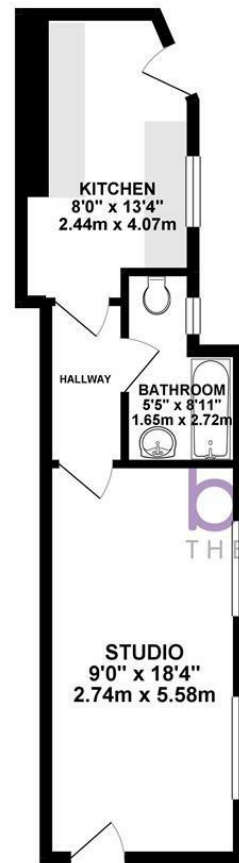


GROUND FLOOR 330.93 sq. ft.
(30.74 sq. m.)



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA : 330.93 sq. ft. (30.74 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 is given to their operability or efficiency can be given.
Made with Metropix 6/2019



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



FOR
SALE

Asking Price £82,000

London Road, Portsmouth PO2 9HE

bernards
THE ESTATE AGENTS



1 1 0

HIGHLIGHTS

- ❖ STUDIO APARTMENT
- ❖ SHARED GARDEN
- ❖ PRIVATE ENTRANCE
- ❖ SOUGHT AFTER LOCATION
- ❖ SPACIOUS STUDIO AREA
- ❖ SEPARATE KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ NO FORWARD CHAIN
- ❖ IDEAL BUY-TO-LET
- ❖ A MUST VIEW

CALLING ALL BUY-TO-LET INVESTORS...NO FORWARD CHAIN

Bernards Portsmouth are delighted to welcome to the sales market, this wonderful investment opportunity in the heart of North End, in walking distance of many local amenities.

Accessed via a shared courtyard, the property is comprised of a 18ft studio area, which is flooded with natural light.

Moving through, you have a separate three-piece bathroom and a fitted kitchen to the rear.

If you are considering buying this property as a buy to let investment, we can advise that we would expect to achieve in the region of £450-500 PCM. This would provide a 6%+ gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 023 926 96 811 or email portsmouth@bernardsestates.co.uk

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

EXTERIOR

Studio flat to the rear of the main building, access via the side through a communal courtyard, which accesses front door

STUDIO AREA

9' x 18'4" (2.74m x 5.59m)

Carpet flooring, smooth walls and ceilings, power points, UPVC double glazed windows to the side elevation

BATHROOM

8'11" x 5'5" (2.72m x 1.65m)

Modern vinyl flooring, smooth walls with tiled splash backs, panel bath with shower over, wash basin and toilet, UPVC double glazed window to the side elevation

KITCHEN

13'4" x 8' (4.06m x 2.44m)

Modern vinyl flooring, smooth walls and ceilings with tiled splash backs, matching range of base and wall units, with contrasting work surfaces, sink/drainage along with space and plumbing for appliances, UPVC double glazed window to the side elevation, separate entry point into property

ANTI-MONEY LAUNDERING (AML)

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

COUNCIL TAX BAND A

Portsmouth City Council: £864.99
Hampshire Fire & Rescue: £45.14
Police and Crime Commissioner: £134.31 Total: £1110.57

LEASEHOLD INFORMATION

99 years from 2016, (96 Years Remaining)

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.

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR

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 conveyancer 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.

REMOVAL QUOTES

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.

LETTING INFORMATION

If you are considering buying this property as a buy to let investment, we can advise that we would expect to achieve in the region of £450-500 PCM. This would provide a 6%+ gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 023 9 26 96 811 or email portsmouth@bernardsestates.co.uk



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		74
(81-91) B		
(69-80) C		51
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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

