

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



£110,000

Enterprise House, Portsmouth PO1 2RX

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ OPEN PLANNED KITCHEN/LIVING AREA
- ❖ FITTED BATHROOM
- ❖ FURNISHED
- ❖ CENTRAL STUDENT LOCATION
- ❖ MINUTES FROM TRANSPORT LINKS
- ❖ CLOSE TO LOCAL SHOPS
- ❖ FANTASTIC BUY TO LET
- ❖ EPC RATING 'C'
- ❖ TENANT IN-SITU 900 PCM

We are delighted to welcome to the market this 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.

Photos are not of exact flat but of one similar.

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





# PROPERTY INFORMATION

## ENTRANCE HALL

## BATHROOM

7'10" x 6'2" (2.4 x 1.9)

## BEDROOM

13'1" x 7'10" (4.0 x 2.4)

## KITCHEN/LOUNGE

18'4" x 11'5" (5.6 x 3.5)

## LETTING INFORMATION- PORTSMOUTH

If you are considering buying this property for buy to let purposes, This apartment is currently achieving £900 PCM. This would give you 9.8% 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 6 9 6 8 1 1 or email [portsmouth@bernardsestates.co.uk](mailto:portsmouth@bernardsestates.co.uk)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A

£1453.95

## 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.

## CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain a n effective y e t 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.

## 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.

## LEASEHOLD INFORMATION

Lease Length: 117 Years remaining

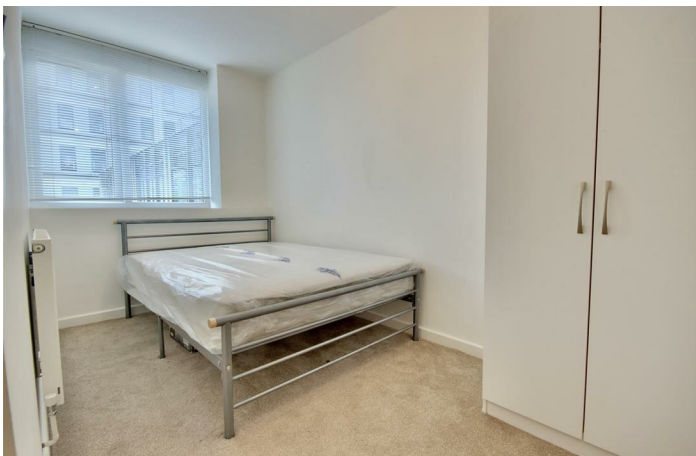
Ground Rent: 250 PA

Service Charge: 1,716 (2024)

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.

## 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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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		



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