£110,000

Isambard Brunel Road, Portsmouth PO1 2RX







# **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.bernardsea.co.uk













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## 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.

#### Council Tax Band A

### **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

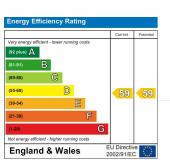
#### Mortgage Advisor

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

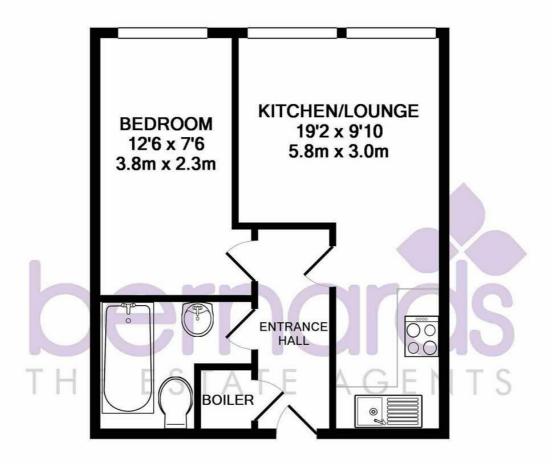
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

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.









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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