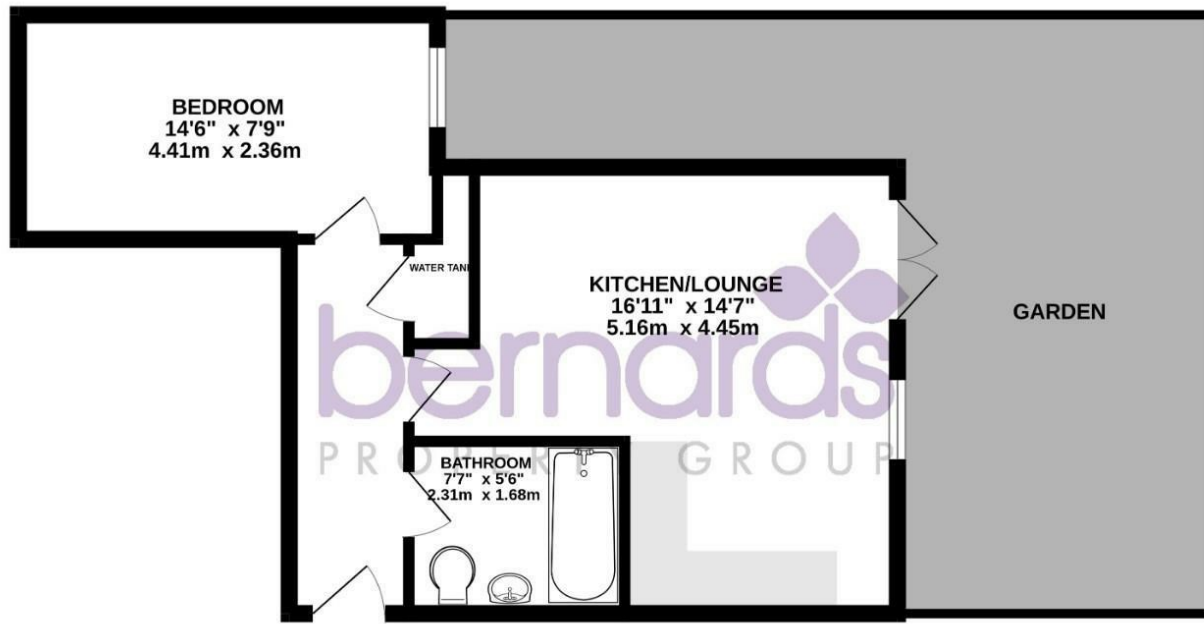


GROUND FLOOR  
424 sq.ft. (39.3 sq.m.) approx.



TOTAL FLOOR AREA: 424 sq.ft. (39.3 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 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

Amber Court, Portsmouth PO1 5EU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ FULLY REFURBISHED
- ❖ DOUBLE GLAZING
- ❖ GROUND FLOOR APARTMENT
- ❖ MODERN DECOR
- ❖ NO ONWARD CHAIN
- ❖ BIKE SHED AND STORE
- ❖ CLOSE TO FRATTON TRAIN STATION
- ❖ LONG LEASE REMAINING
- PRIVATE GARDEN

Located at Amber Court on Fratton Road in the city of Portsmouth, this nearly new property, built in 2011, presents an excellent opportunity for first-time buyers and investors alike.

This ground floor apartment benefits from a spacious double bedroom and a modern bathroom. One of the standout features of the property is the open-plan kitchen and living area. The kitchen is brand new, boasting sleek finishes and ample storage, making it both stylish and highly practical. The flat is modern throughout, reflecting a contemporary aesthetic that is both appealing and functional.

Additionally, the property includes a private garden - offering the perfect space for outdoor relaxation and entertaining, with direct access from the kitchen/living room.

With its prime location and modern amenities, this flat represents not only an excellent first-time purchase but also a promising buy-to-let investment opportunity.

Don't miss the chance to make this charming property your own or add it to your investment portfolio.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

- ENTRANCE HALL**
- KITCHEN/LOUNGE**  
16'11" x 14'7" (5.16 x 4.45)
- BATHROOM**  
7'6" x 5'6" (2.31 x 1.68)
- BEDROOM**  
14'5" x 7'8" (4.41 x 2.36)
- GARDEN**

**PORTSMOUTH COUNCIL TAX**  
The local authority is Portsmouth City Council.

**BAND : B**

**LEASEHOLD INFORMATION.**  
Management Company:  
Lease Length: 110 Years remaining  
Ground Rent: TBC  
Service Charge: TBC

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.

**LETTING INFORMATION-PORTSMOUTH**  
If you are considering buying this property for buy to let purposes, we would expect to achieve £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 728090 or email [lucy@bernardsea.co.uk](mailto:lucy@bernardsea.co.uk)

**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 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.

**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.

**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	82
(81-91) B	
(69-80) C	
(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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