

FOR SALE

Guide Price £170,000

Twyford Avenue, Portsmouth PO2 8NT

bernards
THE ESTATE AGENTS



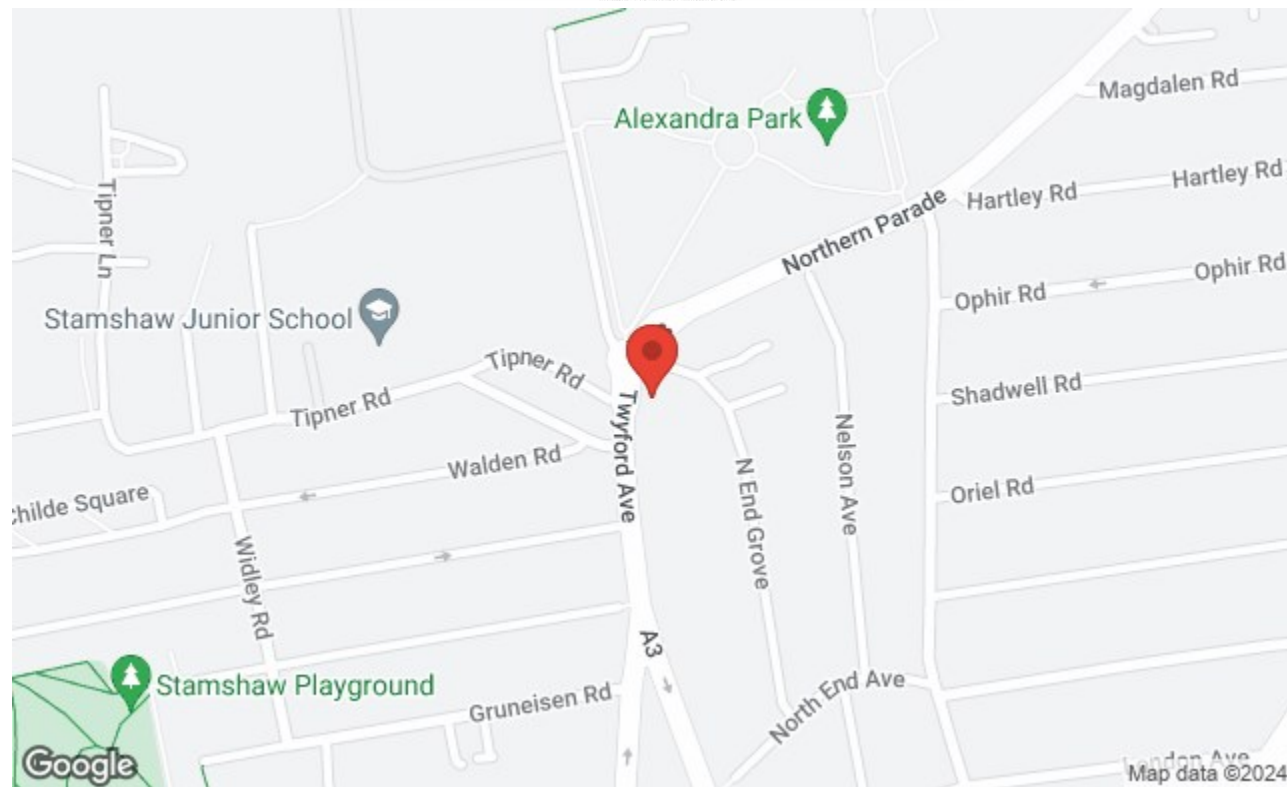
ENTRANCE FLOOR
APPROX. FLOOR
AREA 82 SQ.FT.
(7.6 SQ.M.)

bernards
THE ESTATE AGENTS

1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 630 SQ.FT. (58.5 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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HIGHLIGHTS

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- MODERN THROUGHOUT
- OPEN PLANNED KITCHEN/LIVING
- NO ONWARD CHAIN
- LONG LEASE REMAINING
- NO SERVICE CHARGE/GROUND RENT
- GREAT FIRST TIME PURCHASE
- GOOD INVESTMENT OPPORTUNITY
- CALL TO VIEW!!

**** NO ONWARD CHAIN ** LONG LEASE ** NO SERVICE CHARGE ****

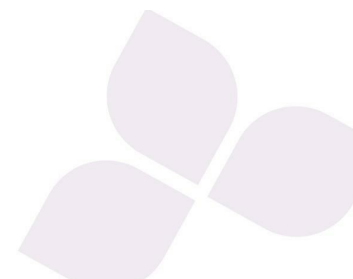
We are pleased to bring to the sales market this two bedroom, first floor apartment located on Twyford Avenue, Stamshaw. Located at this end of the road you have great access to transport links, motorway access, local schools and Mountbatten Leisure Centre.

This property is being offered with no onward chain and would be perfect for those looking to buy their first home, down size or

looking for a solid buy to let investment. Internally, this apartment is modern throughout and has open planned kitchen/living room, two double bedrooms and modern bathroom.

Further benefits include a long lease remaining and no monthly service charges. To arrange your internal viewing, please contact the Portsmouth Branch on 02392 728090.

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



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



PROPERTY INFORMATION

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN/LOUNGE/DINER

17'8" x 14'5" (5.40 x 4.40)

BEDROOM ONE

13'1" x 11'1" (4.00 x 3.40)

BEDROOM TWO

10'2" x 9'2" (3.10 x 2.80)

BATHROOM

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A – £1,320.51

LEASEHOLD INFORMATION.

Lease Length: 98 Years remaining
Ground Rent: N/A
Service Charge: N/A

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.

MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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

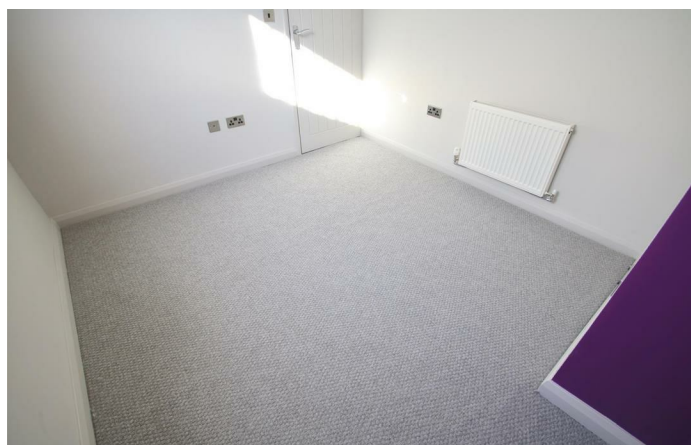
cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard your interests and get the job done in a timely manner. Bernard's 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING

Bernard's 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 | | 75 | 79 |
| (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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