

TOP FLOOR  
483 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 483 sq.ft. (44.8 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.  
 Made with Metropix 6/2024



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



Offers Over £130,000

Winstanley Road, Portsmouth PO2 8JU



## HIGHLIGHTS

- ❖ TOP FLOOR
- ❖ PURPUSOE BUILT FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SEPERATE LOUNGE
- ❖ SEPERATE KITCHEN
- ❖ VIEW ACROSS PORTSMOUTH
- ❖ STAMSHAW LOCATION
- ❖ IDEAL INVESTMENT
- ❖ CLOSE TO AMENITIES
- ❖ A MUST SEE

\*\*\*TWO BEDROOMS\*\*\*GREAT FOR INVESTMENT\*\*\*

Two bedroom apartment for sale in Shadwell Court, this top floor apartment benefits from a spacious lounge with views looking across Portsmouth.

The property has a separate Kitchen, Two double bedrooms and a three piece family bathroom.

the property benefits from having a rear access leading down to the communal garden.

The communal garden has a private shed.

The property has a 108 year lease, this would make a great investment purchase.

Call now to arrange a viewing on 02392728090.

Call today to arrange a viewing  
 02392 728090

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



# PROPERTY INFORMATION

## HALLWAY

## KITCHEN

8'7" x 8'0" (2.64 x 2.46)

## BATHROOM

8'0" x 4'7" (2.44 x 1.42)

## LOUNGE

13'5" x 10'3" (4.09 x 3.14)

## BEDROOM ONE

11'3" x 9'6" (3.43 x 2.90)

## BEDROOM TWO

10'1" x 8'11" (3.08 x 2.72)

## 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.

## LEASEHOLD INFORMATION.

Management Company:

Lease Length:  
Ground Rent:  
Service Charge:

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.

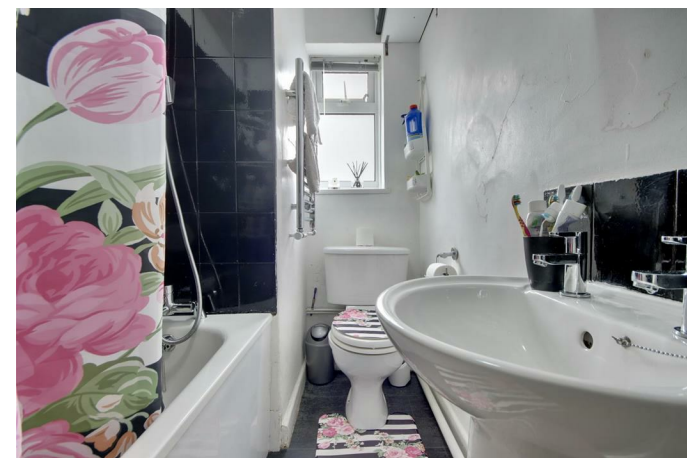
## OFFER CHECK PROCEDURE

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.

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	77
(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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