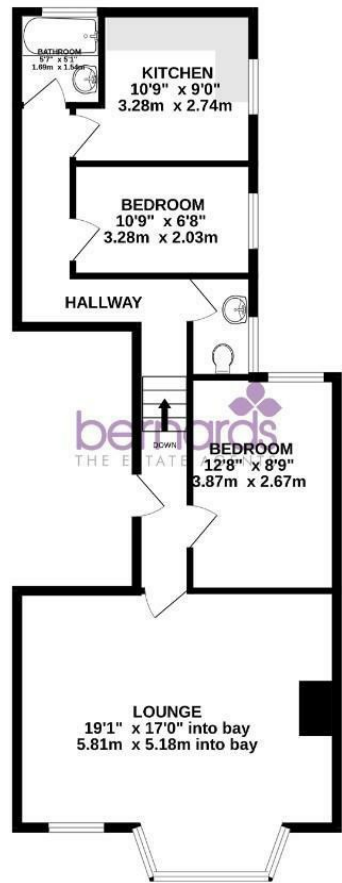
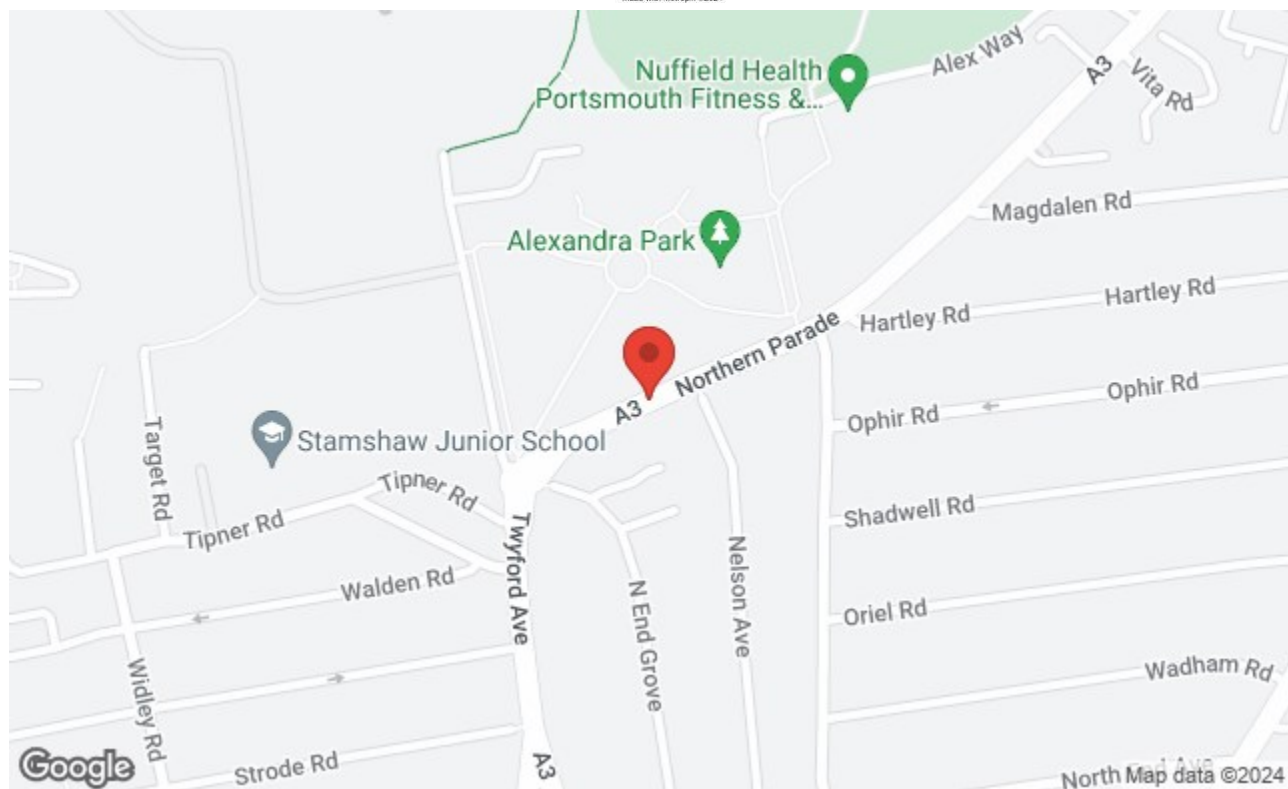


1ST FLOOR  
721 sq.ft. (66.9 sq.m.) approx.



TOTAL FLOOR AREA: 721 sq.ft. (66.9 sq.m.) approx.  
While 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. The 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.  
Maple Way, Merton, London SW20



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



Guide Price £185,000

Northern Parade, PO2 8ND



## HIGHLIGHTS

- ❖ TOP FLOOR FLAT
- ❖ TWO BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ SPACIOUS LOUNGE
- ❖ THREE PIECE BATHROOM
- ❖ SEPARATE TOILET
- ❖ SOUGHT AFTER LOCATION
- ❖ PERFECT FIRST TIME HOME
- ❖ IDEAL INVESTMENT
- ❖ A MUST SEE

**\*\* TWO BEDROOM TOP FLOOR FLAT \*\***

We are thrilled to welcome to the sales market this two bedroom top floor flat, located on Northern Parade, Hilsea.

Internally, the property is a great size and benefits from spacious rooms throughout.

The properties layout sees a spacious lounge with bay window to the front, modern fitted kitchen, two bedrooms, completed by the

family bathroom and separate wc.

Please contact Bernards Portsmouth to arrange your internal viewing on 02392 7328090.

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



# PROPERTY INFORMATION

**LOUNGE**  
19'0" x 16'11" (5.81 x 5.18)

**KITCHEN**  
10'9" x 8'11" (3.28 x 2.74)

**BEDROOM ONE**  
12'8" x 8'9" (3.87 x 2.67)

**BEDROOM TWO**  
10'9" x 6'7" (3.28 x 2.03)

**BATHROOM**  
5'6" x 5'0" (1.69 x 1.54)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

**BAND : A** £1321

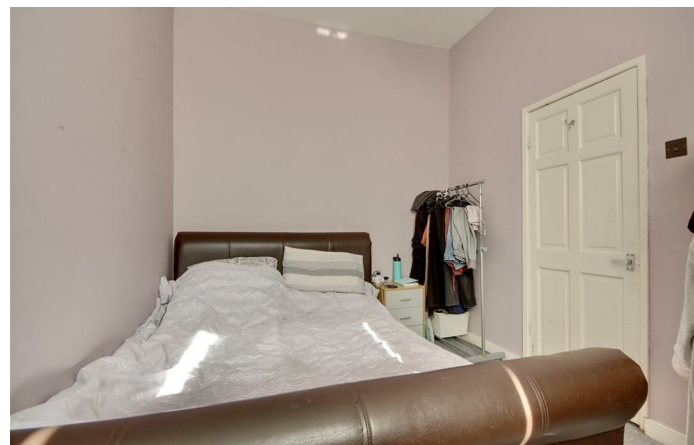
**OFFER CHECK**  
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

**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.

**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			
(92-100) A			
(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		76	80
England & Wales			



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