



TOTAL APPROX. FLOOR AREA 562 SQ.FT. (52.2 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Offers Over £145,000

Malthouse Road, Portsmouth PO2 7ET



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ PURPOSE BUILT APARTMENT
- ❖ CENTRAL LOCATION
- ❖ DOUBLE GLAZING
- ❖ CENTRAL HEATING
- ❖ NEUTRAL THROUGHOUT
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN BLOCK
- ❖ TENANT IN SITU
- ❖ NO FORWARD CHAIN

FANTASTIC INVESTMENT OPPORTUNITY

We are delighted to welcome to the market this purpose built apartment, centrally located only minutes from North End shops and local amenities.

This two bedroom apartment is spacious throughout and has further benefits including double glazing, central heating, fitted kitchen and bathroom with door entry system.

If you are considering buying this

property as a buy to let investment, we can advise that we achieve rental of £750 PCM. If you would like any further information about our residential letting services, or to book a viewing, get in touch

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



PROPERTY INFORMATION

ENTRANCE

Communal entrance with security intercom, personal post boxes, stairs to 2nd floor, main door into hallway, intercom phone, doors to

LIVING ROOM/KITCHEN

BEDROOM ONE

BEDROOM TWO

BATHROOM

REMOVAL QUOTE

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

RIGHT TO RENT CHECKS

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

TENNANT FEES

Reference Fee per Person - £150 per Person, Tenancy agreement fee - £200,

Guarantor Agreement Fee - £150 , Renewal Fee - £100, Company Let - £500, Pet Addendum - £100 , Checkout (includes inventory) - £70, Permitted occupant - £100, Changing the agreement - £100, Express Fee- £100 (move in with in days), Student Admin Fee £150 per person, Student Check Out Fee £20 per person, Early Release Fee £500, All subject to VAT @ 20%.

LEASEHOLD INFORMATION

Lease Length 84 years : Ground Rent £100 a year : Service Charge £660 a year : 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		80	81
(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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