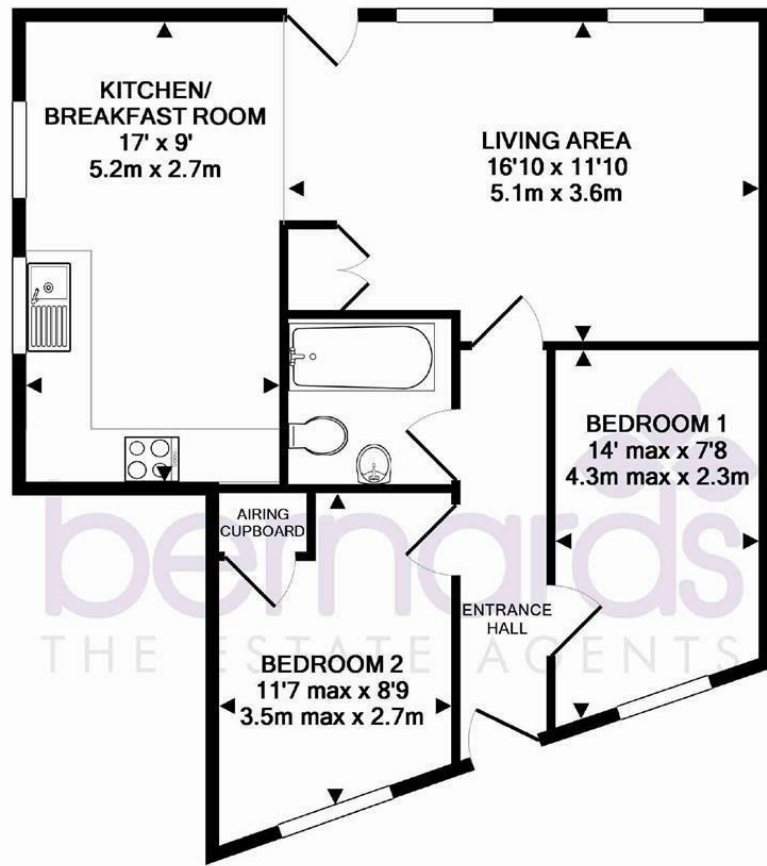


FOR SALE

Offers Over £150,000

Saffron Court, Portsmouth PO1 5AF

bernards  
THE ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 645 SQ.FT. (59.9 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

- ❖ GROUND FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLANNED
- ❖ NO ONWARD CHAIN
- ❖ MODERN THROUGHOUT
- ❖ ALLOCATED PARKING
- ❖ LONG LEASE REMAINING
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ GOOD INVESTMENT
- ❖ CALL TO BOOK INTENRAL VIEWING

We are delighted to welcome to the market this one bedroom Ground floor apartment, perfectly situated within walking distance to local shops and transport links.

Internally the property offers a modern kitchen suite open plan with the lounge, bathroom and two good size bedrooms.

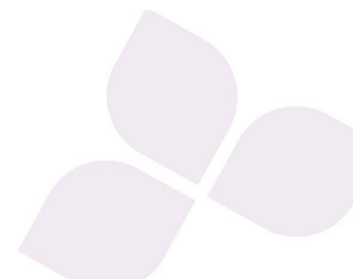
This property also benefits from having an allocated parking space.

Please contact the Portsmouth Branch on 02392 728090 to

arrange your viewing.

\*Please note photos are from before the current tenancy\*

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



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



# PROPERTY INFORMATION

## ENTRANCE HALL

## BEDROOM ONE

14'1" x 7'6" (4.30 x 2.30)

## BEDROOM TWO

11'5" x 8'10" (3.50 x 2.70)

## BATHROOM

## LIVING AREA

16'8" x 11'9" (5.10 x 3.60)

## KITCHEN/BREAKFAST ROOM

17'0" x 8'10" (5.20 x 2.70)

## ALLOCATED PARKING

## COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : B – £1,540.59

## 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.

## 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.

## MORTGAGE ADVISOR

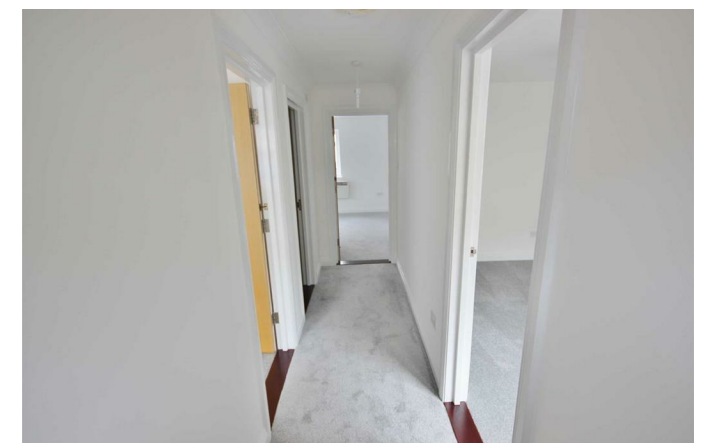
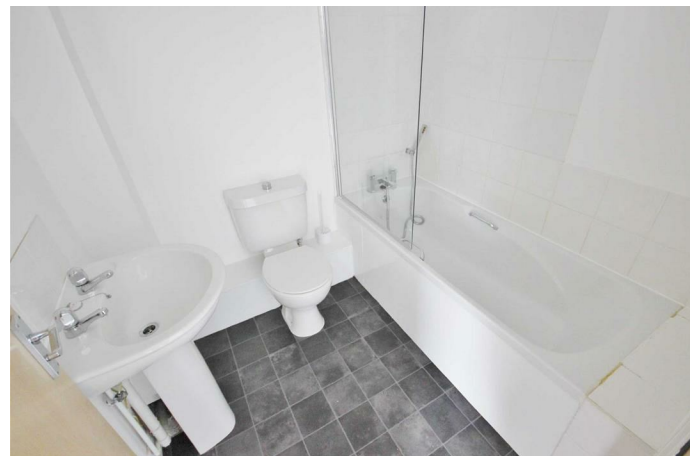
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## 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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
65	80
EU Directive 2002/91/EC	
England & Wales	



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