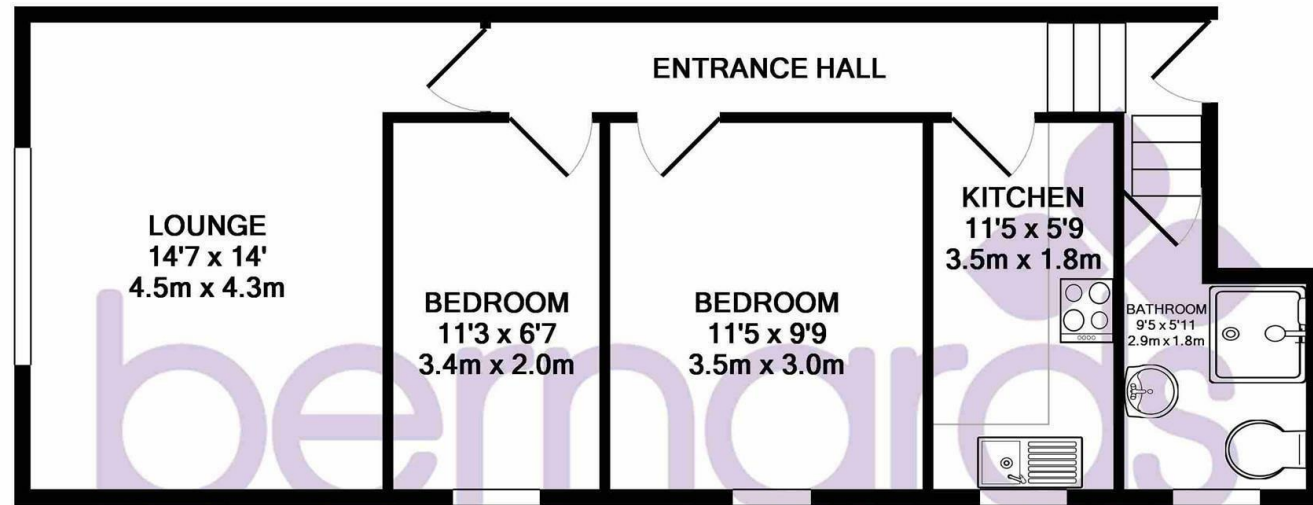




Offers In Excess Of £140,000

Gladys Avenue, Portsmouth PO2 9AZ



bernards THE ESTATE AGENTS

TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 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

- ❖ TWO BEDROOMS
- ❖ SEPERATE LOUNGE
- ❖ SEPERATE KITCHEN
- ❖ THREE PIECE FAMILY BATHROOM
- ❖ OUTSIDE STORAGE
- ❖ GOOD LEASE
- ❖ NO CHAIN
- ❖ IDEAL INVESTMENT
- ❖ GREAT FIRST TIME PURCHASE
- ❖ A MUST SEE!

**** NO ONWARD CHAIN ** LONG LEASE ** TWO BEDROOMS ****

We are pleased to bring to the sales market this two bedroom, first floor apartment located on Gladys Avenue, North End. 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 a separate kitchen and modern bathroom.

The property benefits from outside bin storage.

Further benefits include a long lease remaining. 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

ENTRANCE HALL

Portsmouth City Council.

LOUNGE

14'9" x 14'1" (4.5 x 4.3)

KITCHEN

11'5" x 5'10" (3.5 x 1.8)

BATHROOM

9'6" x 5'10" (2.9 x 1.8)

BEDROOM ONE

11'5" x 9'10" (3.5 x 3.0)

BEDROOM TWO

11'1" x 6'6" (3.4 x 2.0)

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.

PORTSMOUTH COUNCIL TAX

The local authority is

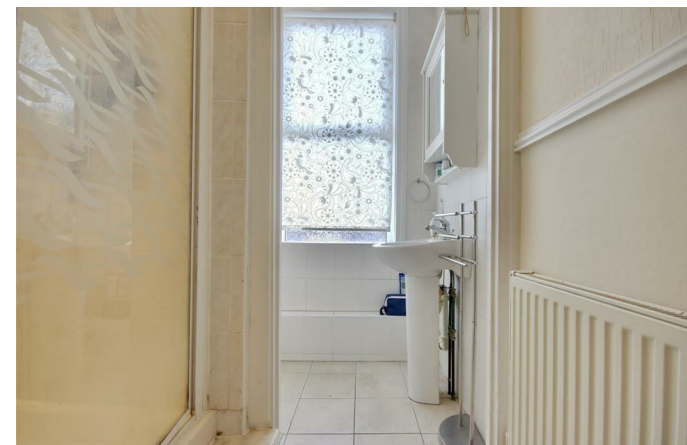
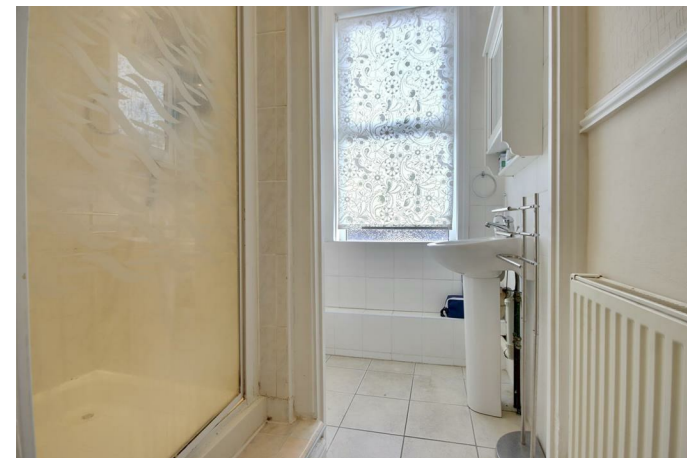
BAND :

LEASEHOLD INFORMATION.

Lease Length: 101 YEARS REMAINING

Ground Rent: £100 A YEAR
Service Charge: £1251 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 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			
EU Directive 2002/91/EC		70	74
England & Wales			

Scan here to see all our properties for sale and rent



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

