

£1,350 Per Calendar Month

Stubbington Avenue, Portsmouth
PO2 0BF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PURPOSE BUILT BLOCK
- ❖ BRAND NEW DEVELOPMENT
- ❖ HIGH SPECIFICATION
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ OPEN PLANNED KITCHEN/LIVING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ UNFURNISHED
- ❖ AVAILABLE FROM MAY

**** OFF ROAD PARKING ** NEW BUILD APARTMENT BLOCK ****

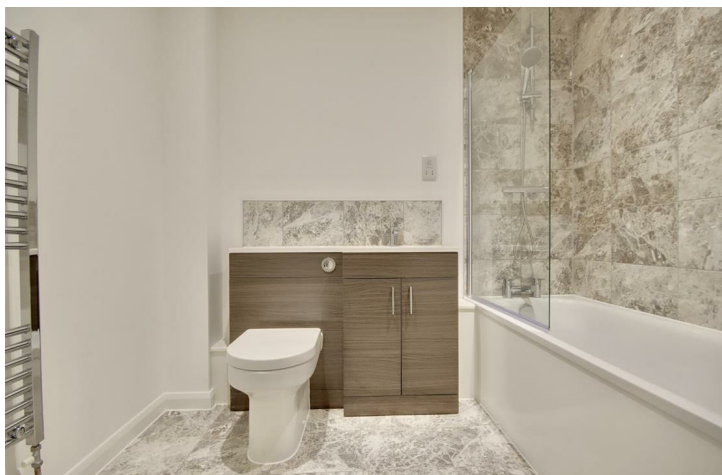
We are pleased to bring to the market this extremely spacious 2nd floor, two bedroom apartment in Stubbington Avenue, Portsmouth. This block has been beautifully constructed and has created spacious rooms throughout.

Internally you have open planned kitchen/living/dining room with a beautiful modern kitchen finished to a high standard! You have two double bedrooms and the large bathroom. Externally, you have the benefit of TWO allocated parking spaces and space for bicycles.

The property is offered unfurnished and available NOW. To arrange your viewing, please don't hesitate to contact now!

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





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PROPERTY INFORMATION

COMMUNAL ENTRANCE

ENTRANCE TO APARTMENT

BATHROOM

7'10" x 5'8" (2.41 x 1.73)

BEDROOM TWO

14'2" x 8'10" (4.34 x 2.70)

BEDROOM ONE

14'2" x 10'2" (4.32 x 3.10)

KITCHEN/LOUNGE/DINER

15'8" x 15'1" (4.80 x 4.62)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,540.59

Leasehold Information.

Management Company:
Lease Length: TBC
Service Charge: TBC

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 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.

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.

Anti-Money Laundering

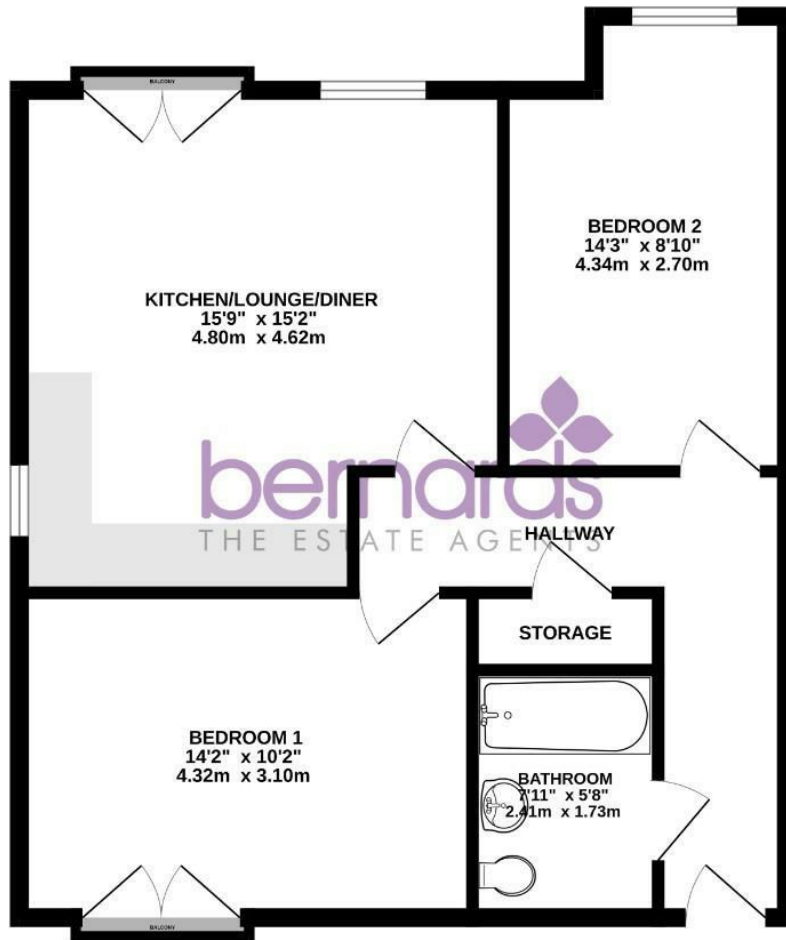
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		84	84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



2ND FLOOR
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA: 636 sq.ft. (59.1 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.

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