

Guide Price £110,000

Enterprise House, Portsmouth PO1
2RX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ FIRST FLOOR
- ❖ MODERN FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ OPEN PLAN LIVING AREA
- ❖ TENANT IN SITU
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO LOCAL SHOPS
- ❖ MINUTES FROM TRAIN STATION
- CALL TO VIEW

**** NO ONWARD CHAIN **
TENANT IN SITU ****

We are delighted to welcome to the market this modern one bedroom flat in the sought after location of Central Portsmouth. Enterprise House is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

Please call Bernards to arrange your viewing on 02392 728090.

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www.bernardsestates.co.uk





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER so we can verify/check your financial/Mortgage situation.
21" x 9'9" (6.40m x 2.97m)

BEDROOM
14'2" x 6'8" (4.32m x 2.03m)

BATHROOM
7" x 6'5" (2.13m x 1.96m)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : A – £1,320.51

LEASEHOLD INFORMATION
Lease Length: 125 years from 1st Jan 2017
Ground Rent: £250
Service Charge: Current s/charge for 2024 £1716.84

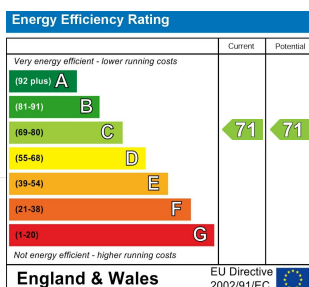
Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

MORTGAGE ADVICE
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.

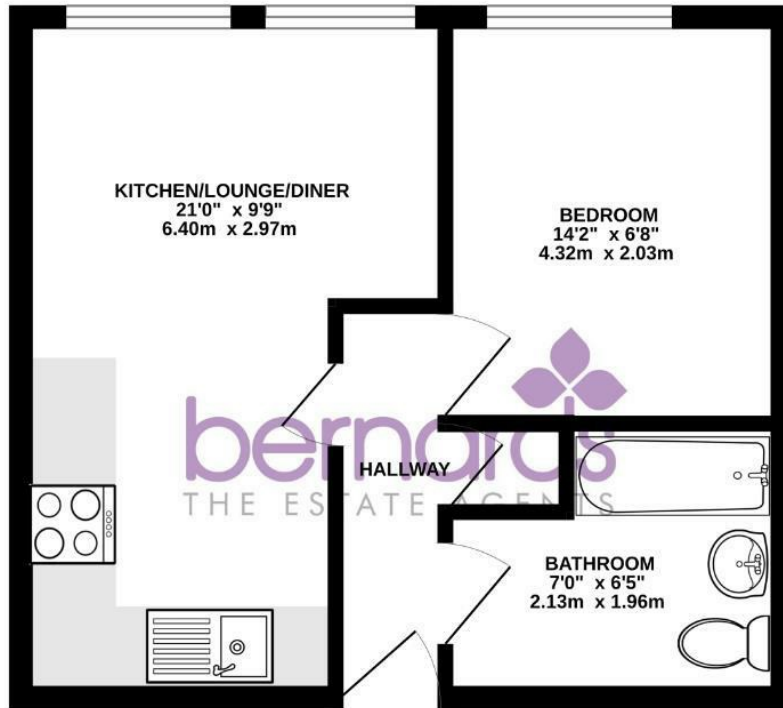
OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office

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

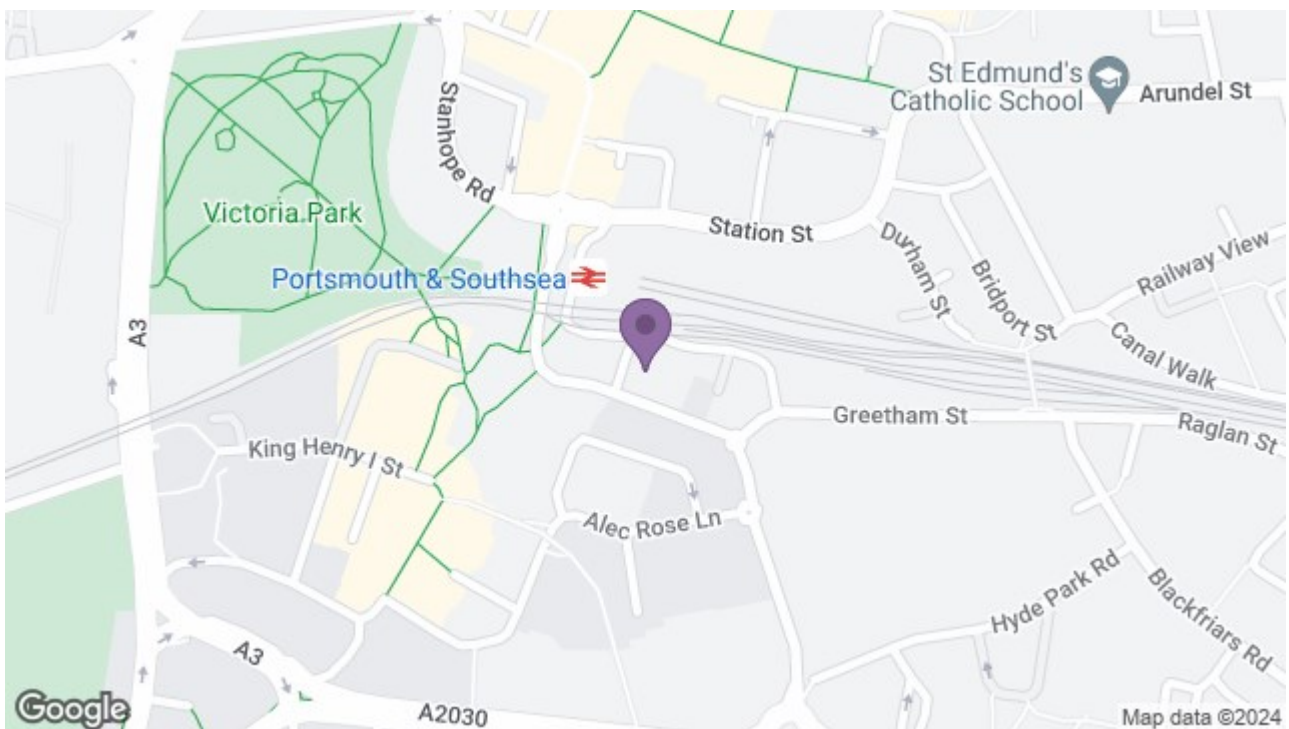


FIRST FLOOR
311 sq.ft. (28.9 sq.m.) approx.



TOTAL FLOOR AREA: 311 sq.ft. (28.9 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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