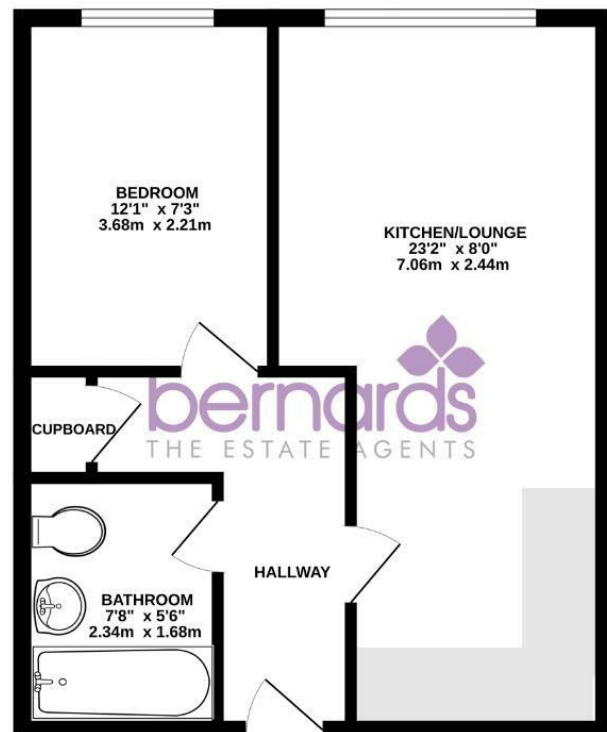
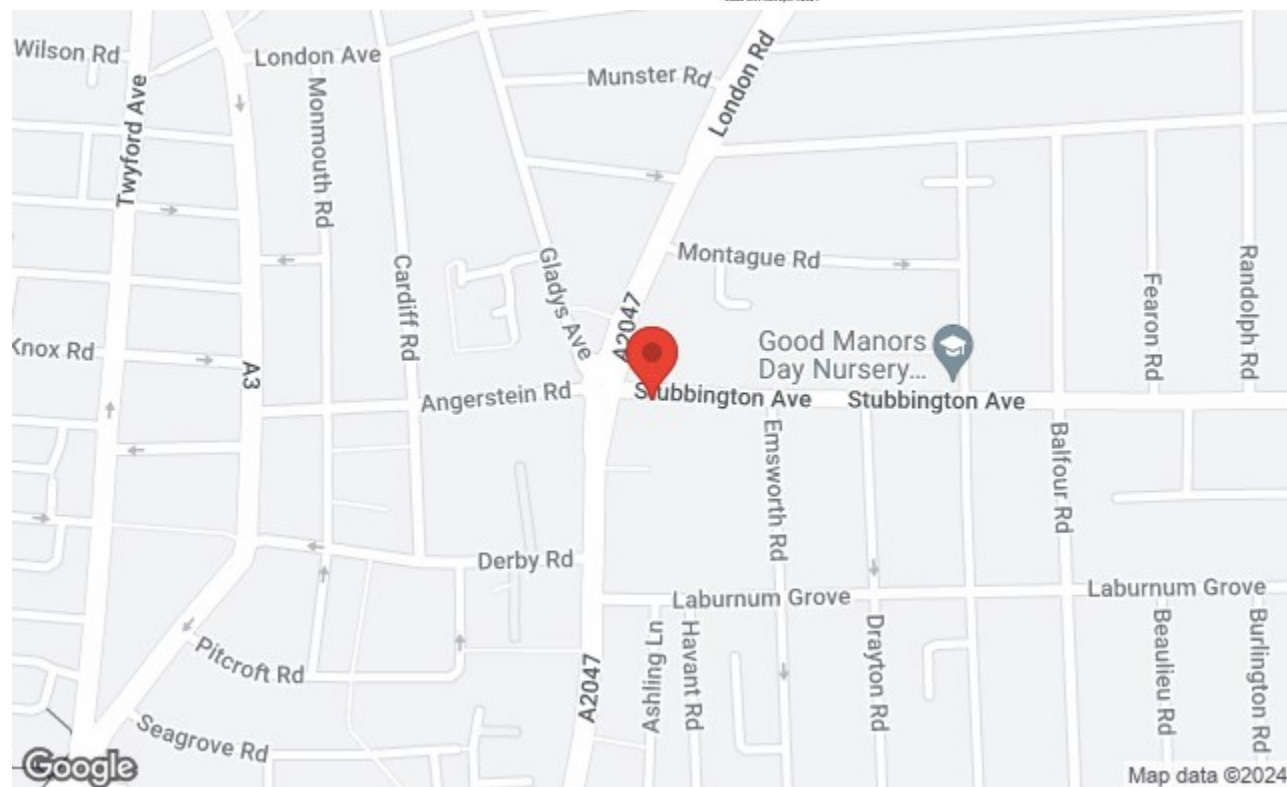


GROUND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA - 440 sq.ft. (40.9 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and the 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



FOR SALE

Offers In Excess Of £110,000

London Road, Portsmouth PO2 0NB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ THIRD FLOOR
- ❖ FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ OPEN PLAN LIVING
- ❖ CENTRAL LOCATION
- ❖ LIFT IN BLOCK
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GREAT FIRST TIME BUY
- ❖ IDEAL INVESTMENT

**** ONE BEDROOM APARTMENT WITH NO FORWARD CHAIN ****

Bernards are delighted to offer to the market this one bedroom, modern apartment located in the heart of Portsmouth. Only a minutes walk from London Road high street where you will find a variety of shops, restaurants and other local amenities.

Upon entrance to the apartment, you have a three piece bathroom to your left with the double bedroom behind. To your right,

there is the open plan kitchen/lounge. This property boasts a modern finish throughout and would be perfect for first time buyers and investors alike.

Please call Bernards to arrange your internal viewing on 02392 728090!

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



PROPERTY INFORMATION

HALLWAY
7'8" x 5'6" (2.34 x 1.68)

KITCHEN/LOUNGE
23'2" x 8'0" (7.06m x 2.44m)

BEDROOM ONE
12'1" x 7'3" (3.68m x 2.21m)

BATHROOM
7'8" x 5'6" (2.34 x 1.68)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : A – £1,320.51

MORTGAGE ADVICE
We offer financial services here at Bernard's. 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 Bernard's 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. Bernard's 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
Bernard's 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	
57	57
EU Directive 2002/91/EC	
England & Wales	



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