

£170,000

22 Edinburgh Road, Portsmouth PO1  
1DH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ SIX STORAGE CUPBOARDS
- ❖ LOUNGE/DINER
- ❖ THREE PIECE BATHROOM
- ❖ CENTRAL LOCATION
- ❖ WALKING DISTANCE TO TRAIN STATION
- ❖ MODERN DECOR
- ❖ GREAT INVESTMENT PROPERTY
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CALL TO ARRANGE A VIEWING!

**\*\*TWO DOUBLE BEDROOMS - CITY CENTRE\*\***

Welcome to this charming two-bedroom apartment located on Edinburgh Road in the heart of Portsmouth. This purpose-built flat boasts a spacious lounge, ideal for relaxing or entertaining guests. With two double bedrooms, this property offers ample space for a small family, professionals, or even as a lucrative investment opportunity.

Situated in the vibrant city centre, this apartment provides easy access to all amenities, including shops, restaurants, and entertainment venues. The convenience of being close to the train station makes commuting a breeze, whether for work or leisure.

Whether you are looking for a comfortable home or a promising investment, this property ticks all the boxes. Don't miss out on the chance to own a piece of this bustling city - schedule a viewing today and envision the possibilities that this apartment has to offer.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

17'10" x 12'11" (5.44 x 3.96)

## KITCHEN/DINER

14'6" x 13'5" (4.43 x 4.09)

## BEDROOM ONE

10'11" x 10'4" (3.35 x 3.15)

## BEDROOM TWO

12'7" x 10'2" (3.86 x 3.10)

## 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

## Leasehold Information.

Management Company:  
Lease Length: 100+ YEARS  
Ground Rent + Service Charge combined is £223 a month.

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.

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

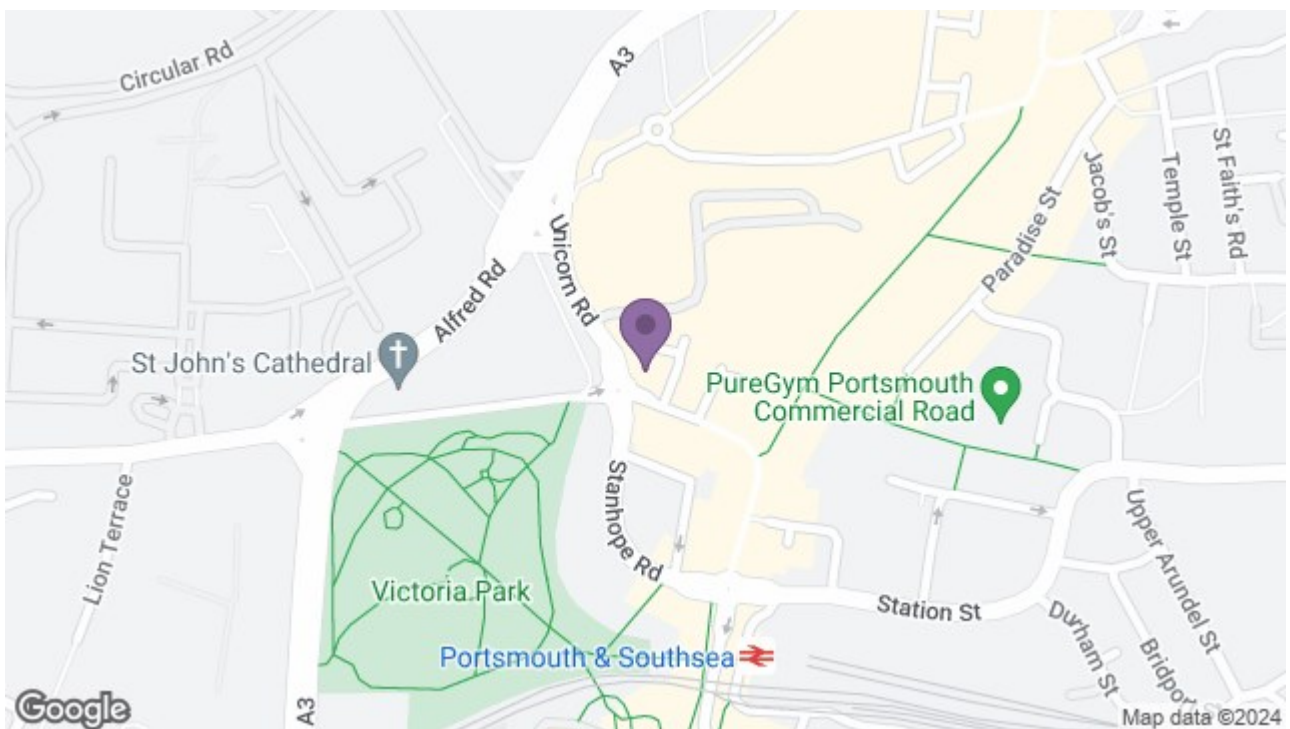
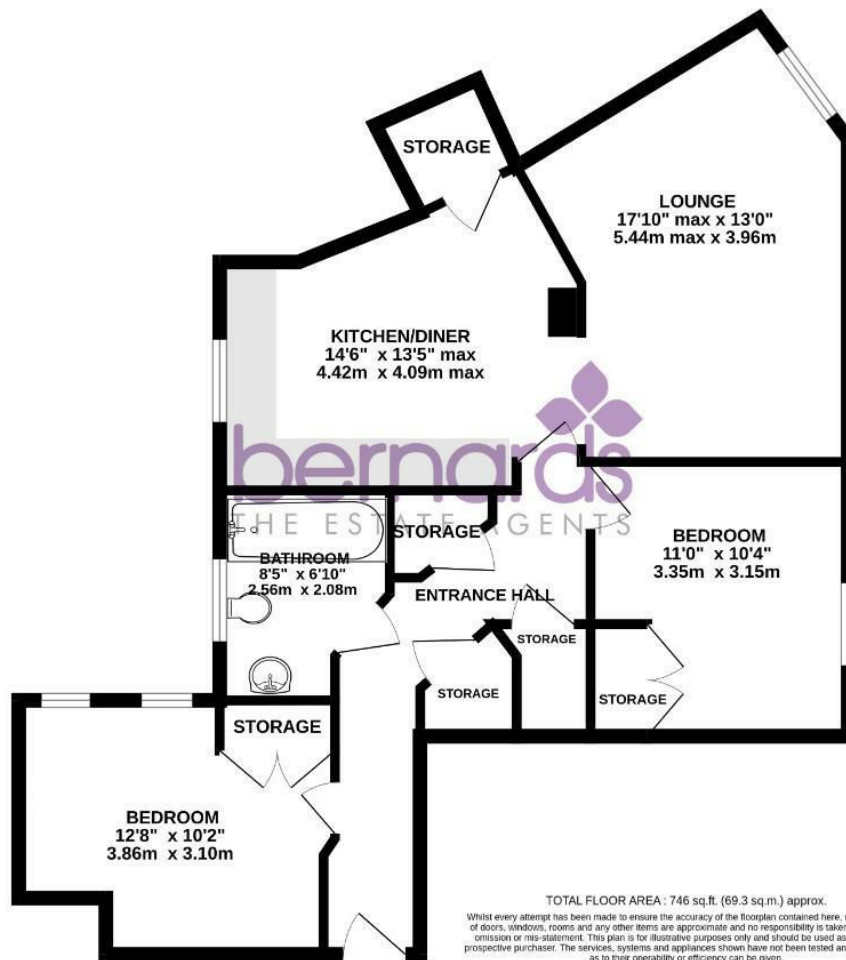
BAND : A



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			
England & Wales		EU Directive 2002/91/EC	



**GROUND FLOOR**  
746 sq.ft. (69.3 sq.m.) approx.



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