

2ND FLOOR
735 sq.ft. (68.3 sq.m.) approx.



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA : 735 sq.ft. (68.3 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.
Made with Metropix 12024



Guide Price £150,000

Claremont Road, Portsmouth PO1 5BN



HIGHLIGHTS

- ❖ TOP FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ MODERN BATHROOMS
- ❖ LARGE LIVING SPACE
- ❖ SECURE GATED PARKING
- ❖ LONG LEASE REMAINING
- ❖ CLOSE TO FRATTON TRAIN STATION
- ❖ LOCAL SHOPS NEARBY
- ❖ GREAT FIRST TIME PURCHASE/INVESTMENT

Located on Claremont Road in Fratton, this delightful flat offers a perfect blend of comfort and convenience. Boasting a spacious reception room, two inviting bedrooms, and two modern bathrooms, this property is ideal for first-time buyers or savvy investors looking for a promising opportunity.

Situated in a purpose-built development, this flat comes with the added benefit of secure gated allocated parking, ensuring your vehicle is safe and sound. The convenience of having parking for one vehicle in a bustling city like Portsmouth is truly a luxury.

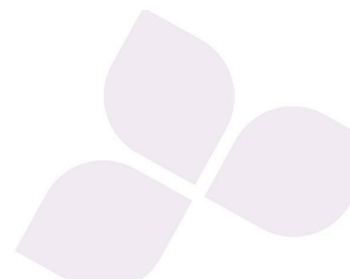
The property's prime location offers easy

access to various transport links, making commuting a breeze. Whether you're heading to work, exploring the city, or simply running errands, getting around will be a stress-free experience.

For those focused on education, the proximity to the university makes this location even more appealing. Whether you're a student looking for a convenient place to stay or an investor targeting the student rental market, this flat ticks all the boxes.

With an EPC rating of 'C', you can rest assured that this property is energy efficient, helping you save on utility bills while reducing your carbon footprint.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



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



PROPERTY INFORMATION

- ALLOCATED PARKING
- COMMUNAL ENTRANCE
- APARTMENT ENTRANCE

BEDROOM ONE
14'2" x 8'10" (4.32 x 2.70)

EN-SUITE
8'10" x 3'3" (2.70 x 1.01)

BEDROOM TWO
10'7" x 8'2" (3.23 x 2.51)

LOUNGE/DINER
16'0" x 14'0" (4.90 x 4.27)

KITCHEN
9'8" x 9'1" (2.95 x 2.79)

BATHROOM
9'6" x 6'6" (2.92 x 2.00)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A – £1,383.64

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.

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.

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.

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.

Lease Length:
Ground Rent:
Service Charge:

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		79	80
(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	



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

