

Guide Price £110,000

Crasswell Street, Portsmouth PO1  
1HR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- APARTMENT
- ONE BEDROOM
- FIRST FLOOR
- LOUNGE
- FITTED KITCHEN
- THREE PIECE BATHROOM
- NEARBY UNIVERSITY
- NEARBY LOCAL AMENITIES
- NEARBY TRANSPORT LINKS
- NO FORWARD CHAIN

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

Bernards are delighted to offer to the market this one bedroom, first floor apartment located in the heart of Portsmouth.

Only a minutes walk from Commercial Road where you will find a variety of shops, restaurants and other local amenities. You are also only a short walk from

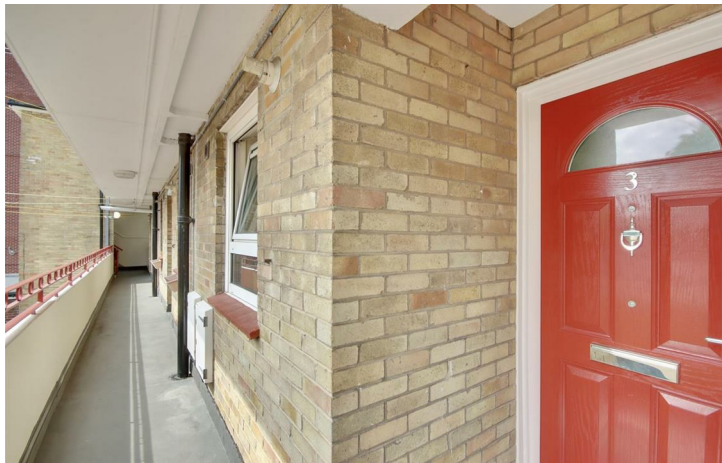
Portsmouth & Southsea train station.

Upon entrance to the apartment, you have the fitted kitchen to your left and the three piece bathroom to your right. There is also a good size lounge and double bedroom with integrated wardrobes. This property also boasts multiple storage cupboards.

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

Call today to arrange a viewing  
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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## LOUNGE

11'8" x 10'10" (3.58 x 3.32)

## KITCHEN

8'7" x 7'5" (2.64 x 2.27)

## BEDROOM

9'2" x 6'10" (2.81 x 2.09)

## BATHROOM

8'6" x 5'7" (2.60 x 1.72)

## COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : A – £1,320.51

## 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 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 online "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

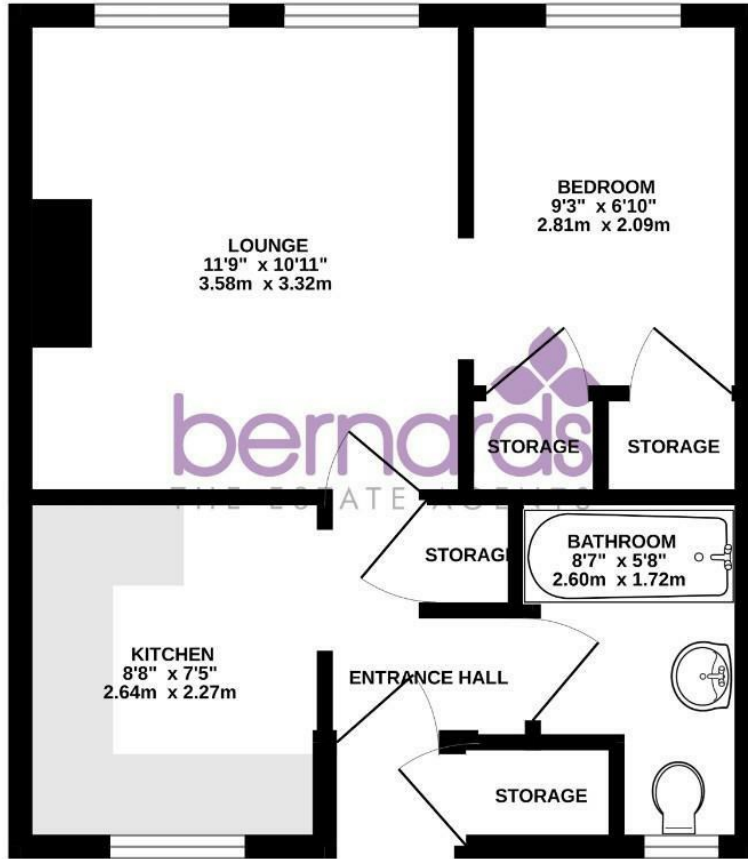
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		
(81-91)	B	77	77
(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	

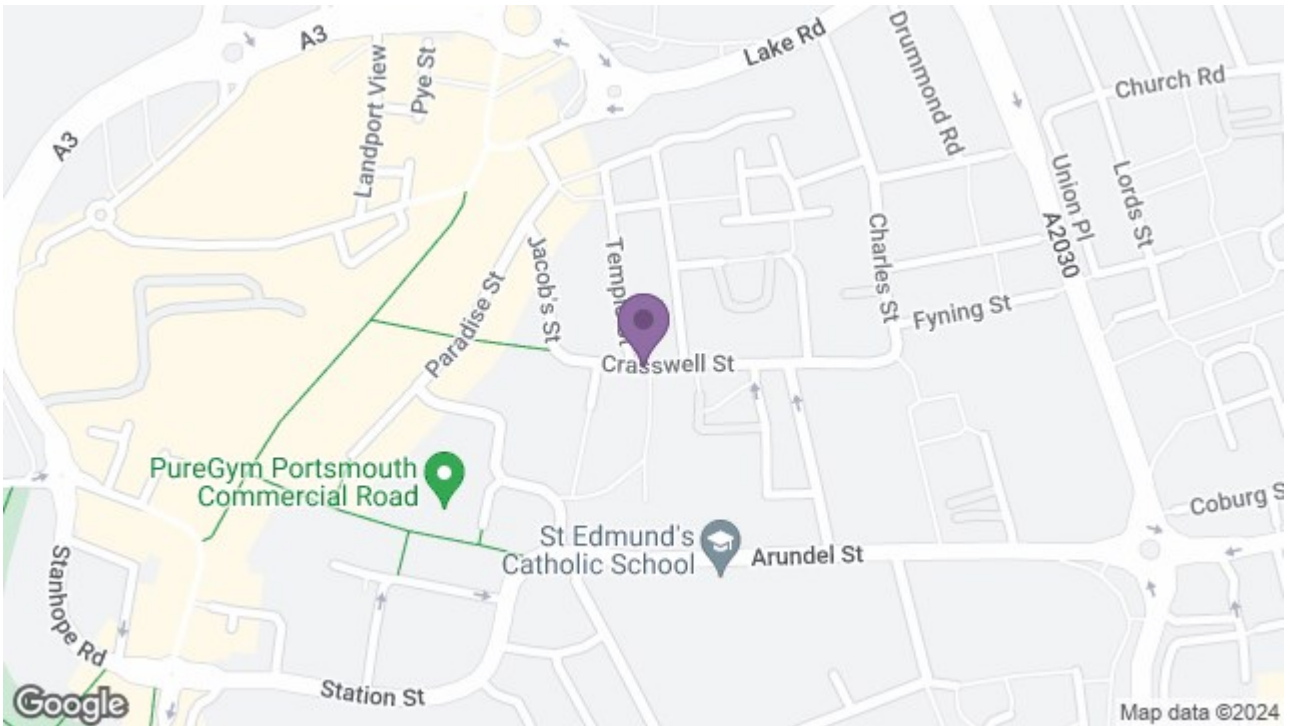


1ST FLOOR  
346 sq.ft. (32.2 sq.m.) approx.



TOTAL FLOOR AREA : 346 sq.ft. (32.2 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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