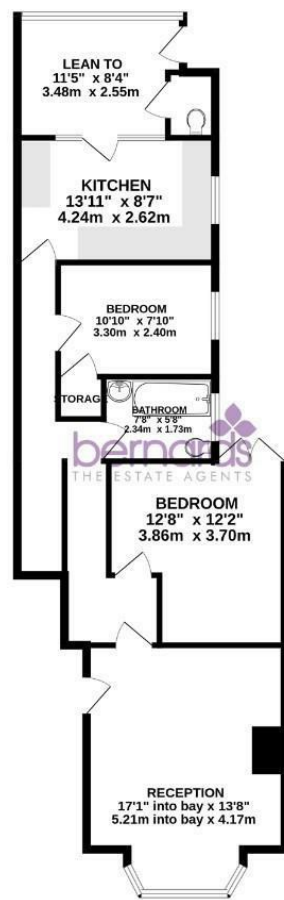
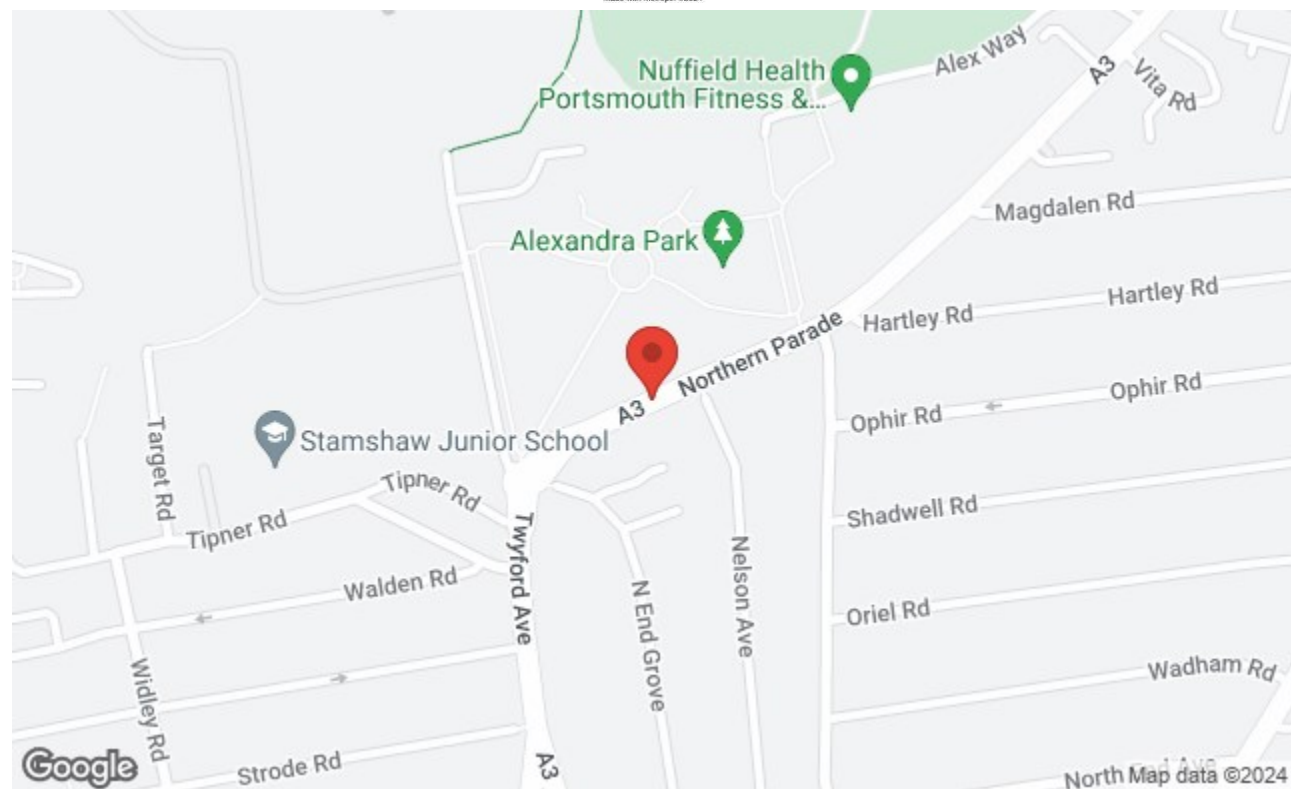


GROUND FLOOR
835 sq ft. (77.5 sq.m.) approx.



TOTAL FLOOR AREA: 835 sq ft. (77.5 sq.m.) approx.
While 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 ©2024



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



FOR SALE

Offers In The Region Of
£130,000

Northern Parade, Portsmouth PO2 8ND

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ PERIOD FEATURES
- ❖ MODERNISATION REQUIRED
- ❖ LEAN TO
- ❖ THREE PIECE BATHROOM
- ❖ SOUTH FACING GARDEN
- ❖ REAR ACCESS
- ❖ GREAT INVESTMENT OPPORTUNITY
- A MUST SEE!

***TWO DOUBLE BEDROOM,
GROUND FLOOR GARDEN FLAT***

We are pleased to bring to the market this charming two bedroom ground floor apartment in Northern Parade.

This two bedroom apartment comprises of a spacious lounge to the front of the property benefiting from stunning original features. Two double bedrooms, a three piece family bathroom, a kitchen and lean to - this property boasts great potential.

Completing the property is the lovely south facing garden which is full laid to lawn with rear access to

the rear.

The remaining lease length is 86 years. We are awaiting probate on this property.

If you are in the market for a flip or a rental opportunity then this is the property for you!

Please call today on to arrange your viewing with us!

Bernards 02392728090.

Call today to arrange a viewing
02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
17'1" x 13'8" (5.21 x 4.17)

KITCHEN
13'10" x 8'7" (4.24 x 2.62)

BEDROOM ONE
12'7" x 12'1" (3.86 x 3.70)

BEDROOM TWO
10'9" x 7'10" (3.30 x 2.40)

BATHROOM
7'8" x 5'8" (2.34 x 1.73)

LEAN TO
11'5" x 8'4" (3.48 x 2.55)

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the

moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

MORTGAGE ADVISOR
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 PROCEDURE
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.

LEASEHOLD INFORMATION.
Lease Length: 86 YEARS REMAINING
Service Charge: £1441.13 yearly.
Reserve fund for future work £371.25.

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	
(92-100) A	
(81-91) B	
(69-80) C	74
(55-68) D	67
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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

