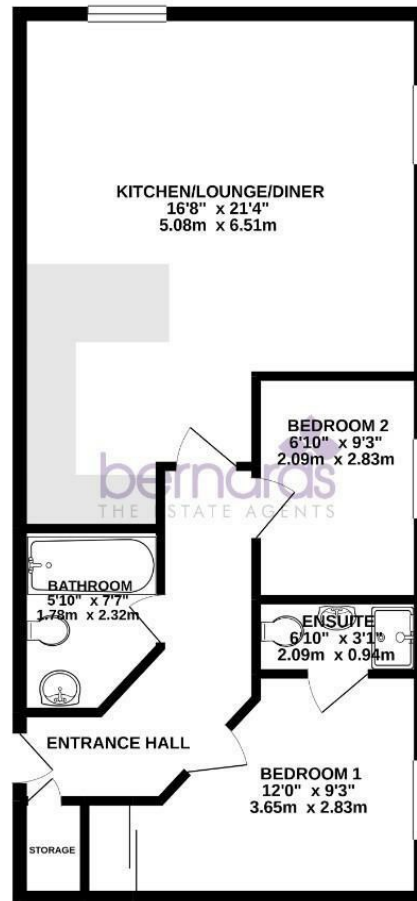


GROUND FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA: 611 sq ft. (56.8 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



Price Guide £200,000

Cotton Road, Portsmouth PO3 6FG



HIGHLIGHTS

- ❖ BEAUTIFUL APARTMENT
- ❖ GROUND FLOOR
- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ PRIVATE ROAD
- ❖ CLOSE TO THE PARK
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW

GROUND FLOOR APARTMENT WITH OFF ROAD PARKING

We are delighted to introduce to the sales market this immaculate two bedroom apartment, located highly in the sought after location of Cotton Road

Complete with an allocated parking space and ample storage, this modern apartment would make a perfect acquisition for couples and professionals alike.

The property has space in abundance, with a bright and airy lounge, with dual aspect windows, the lounge area

is neutrally decorated and is open plan to the modern fitted kitchen. The kitchen is fitted with a range of base and wall units, with space for appliances.

The property has two bedrooms, with the master being double in size, with built in wardrobes and access to the ensuite

Completing the property is the fitted bathroom

We strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
16'8" x 21'4" (5.08m x 6.50m)

BEDROOM ONE
12' x 9'3" (3.66m x 2.82m)

ENSUITE
6'10" x 3'1" (2.08m x 0.94m)

BEDROOM TWO
6'10" x 9'3" (2.08m x 2.82m)

BATHROOM
7'7" x 5'10" (2.31m x 1.78m)

ANTI-MONEY LAUNDERING (AML)

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

COUNCIL TAX BAND B

OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

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.

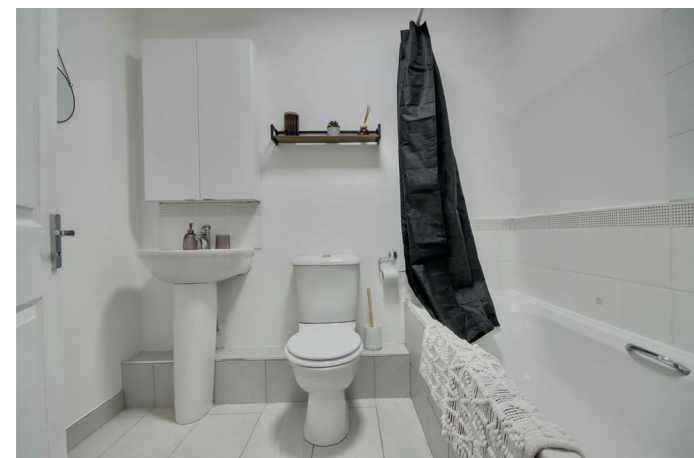
SOLICITOR

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 conveyancer 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.

LEASEHOLD INFORMATION

Circa £1400 p/a combined service charge & Ground Rent
112 YEARS REMAIN OF A 125 YEAR LEASE

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		79	79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			

Scan here to see all our properties for sale and rent



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www.bernardsestates.co.uk

