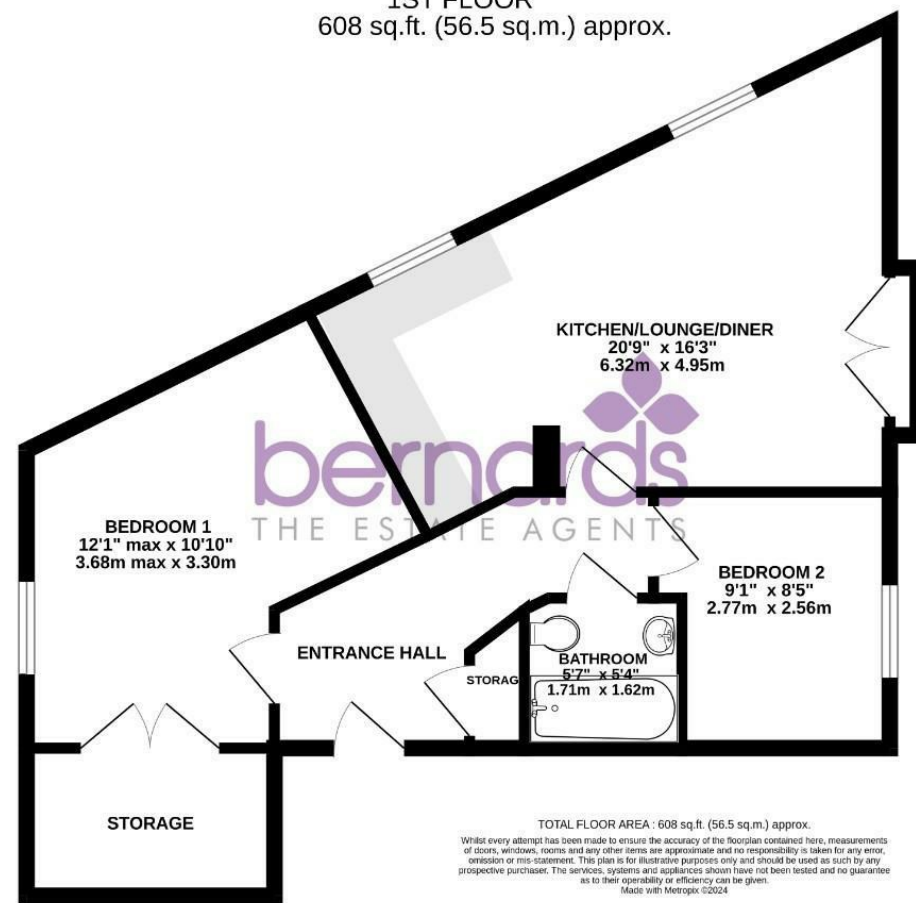


1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.

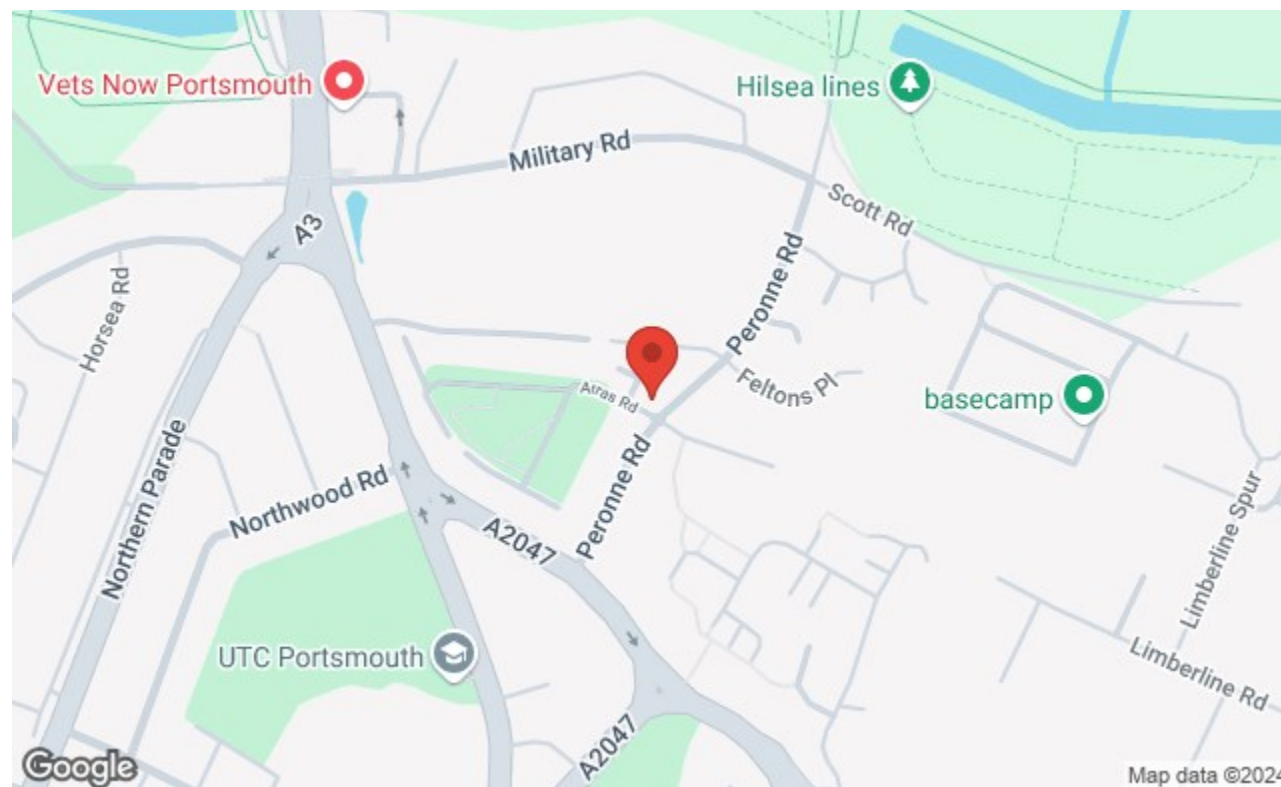


**FOR SALE**

£195,000

Cambrai Close, Portsmouth PO3 5FZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ STORAGE CUPBOARDS
- ❖ PURPOSE BUILT
- ❖ ALLOCATED PARKING
- ❖ MODERN DECOR
- ❖ HILSEA LOCATION
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ GREAT INVESTMENT
- ❖ CALL NOW TO ARRANGE A VIEWING

\*\*\*TWO BEDROOMS, 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 Hilsea.

Complete with communal gardens, an allocated parking space, bike and bin store, this modern apartment would make a perfect acquisition for first time buyers and investors alike.

The property has space in abundance, with a bright and airy lounge, with large 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 a two well appointed bedrooms which are both bright and airy

Completing the property is the modern fitted bathroom

We strongly recommend booking an early viewing to avoid disappointment.

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



Call today to arrange a viewing

02392 728090

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



# PROPERTY INFORMATION

## ENTRANCE HALL

**KITCHEN/LOUNGE/DINER**  
20'8" x 16'2" (6.32 x 4.95)

## BEDROOM ONE

12'0" x 10'9" (3.68 x 3.30)

## STORAGE

## BEDROOM TWO

9'1" x 8'4" (2.77 x 2.56)

## BATHROOM

5'7" x 5'3" (1.71 x 1.62)

## 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

## 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.

## LEASEHOLD INFORMATION.

Lease Length: 113  
Ground Rent: £200 a year  
Service Charge: £123.30 per month

Please note Bernards 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.

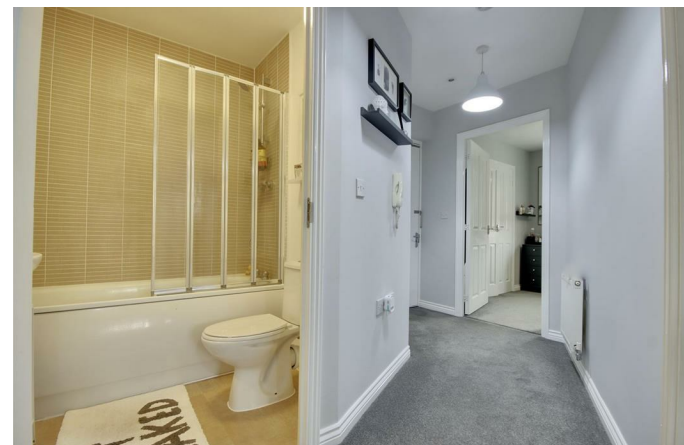
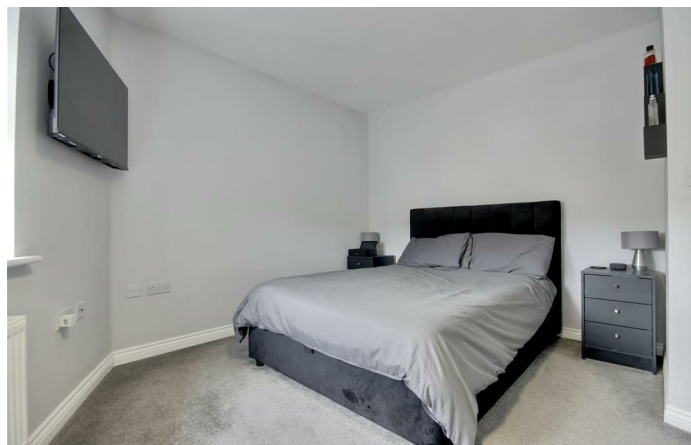
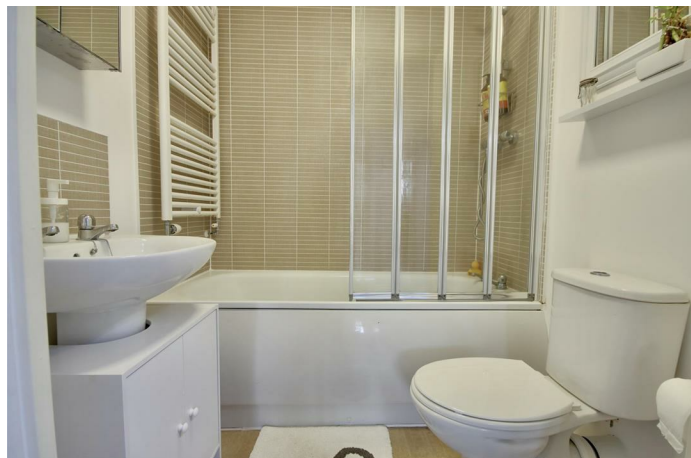
## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		80	80
(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	



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