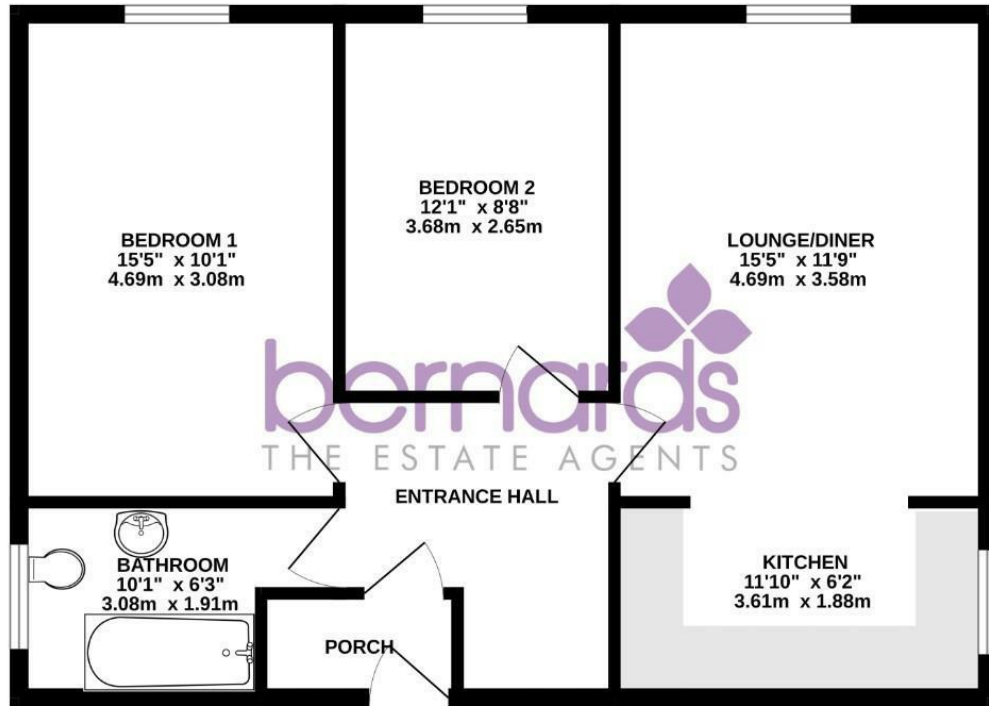


1ST FLOOR  
658 sq.ft. (61.2 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 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.  
 Made with Metropix ©2024



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



**FOR SALE**

Guide Price £180,000

Powerscourt Road, Portsmouth PO2 7AW

**bernard's**  
THE ESTATE AGENTS



2 1 1

**HIGHLIGHTS**

- ❖ FIRST FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SPACIOUS THROUGHOUT
- ❖ ALLOCATED PARKING SPACE
- ❖ LOW MONTHLY SERVICE CHARGES
- ❖ EXTENDED LEASE TO 170 YEARS
- ❖ EPC RATING B
- ❖ GREAT FIRST TIME PURCHASE
- ❖ FANTASTIC BUY TO LET INVESTMENT
- ❖ TRANSPORT LINKS NEARBY

Welcome to this first floor property located on Powerscourt Road, Portsmouth. This delightful flat boasts a spacious lounge/diner, two double bedrooms giving you ample space for a small family, guests, or even a home office.

Being perfectly situated, this flat offers easy access to local amenities, schools, and transport links, making it an ideal choice for those seeking a convenient lifestyle.

One of the highlights of this property is the parking space

available for one vehicle meaning no hassle of searching for parking spaces - your designated spot awaits you!

Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Powerscourt Road.

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





# PROPERTY INFORMATION

## COMMUNAL AREA LEADING TO FLAT ENTRANCE

## ENTRANCE HALL

## LOUNGE/DINER

15'4" x 11'8" (4.69 x 3.58)

## KITCHEN

11'10" x 6'2" (3.61 x 1.88)

## BEDROOM ONE

15'4" x 10'1" (4.69 x 3.08)

## BEDROOM TWO

12'0" x 8'8" (3.68 x 2.65)

## BATHROOM

10'1" x 6'3" (3.08 x 1.91)

## ALLOCATED PARKING SPACE

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

## 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.

Management Company: Abri  
Lease Length: 170 Years TBC  
Service Charge: circa £52 per month

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	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
81	82
EU Directive 2002/91/EC	
England & Wales	



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

