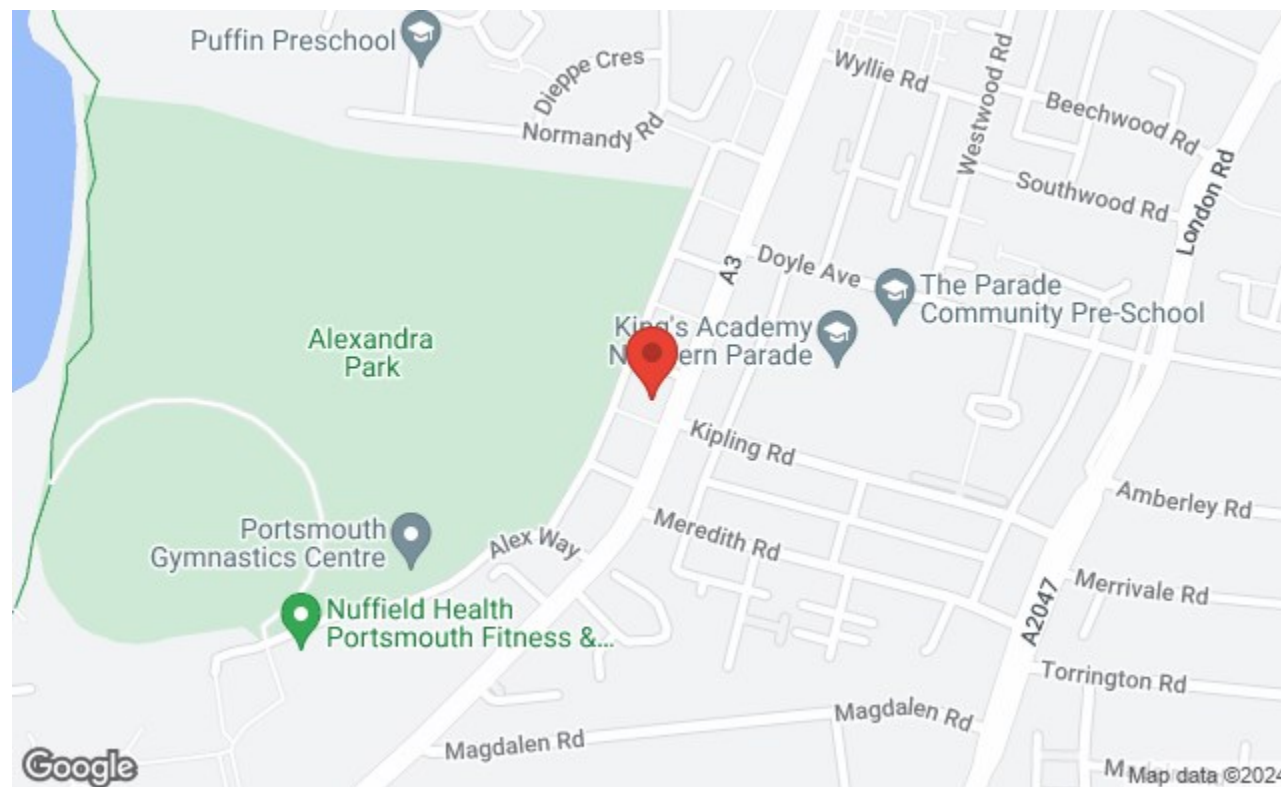
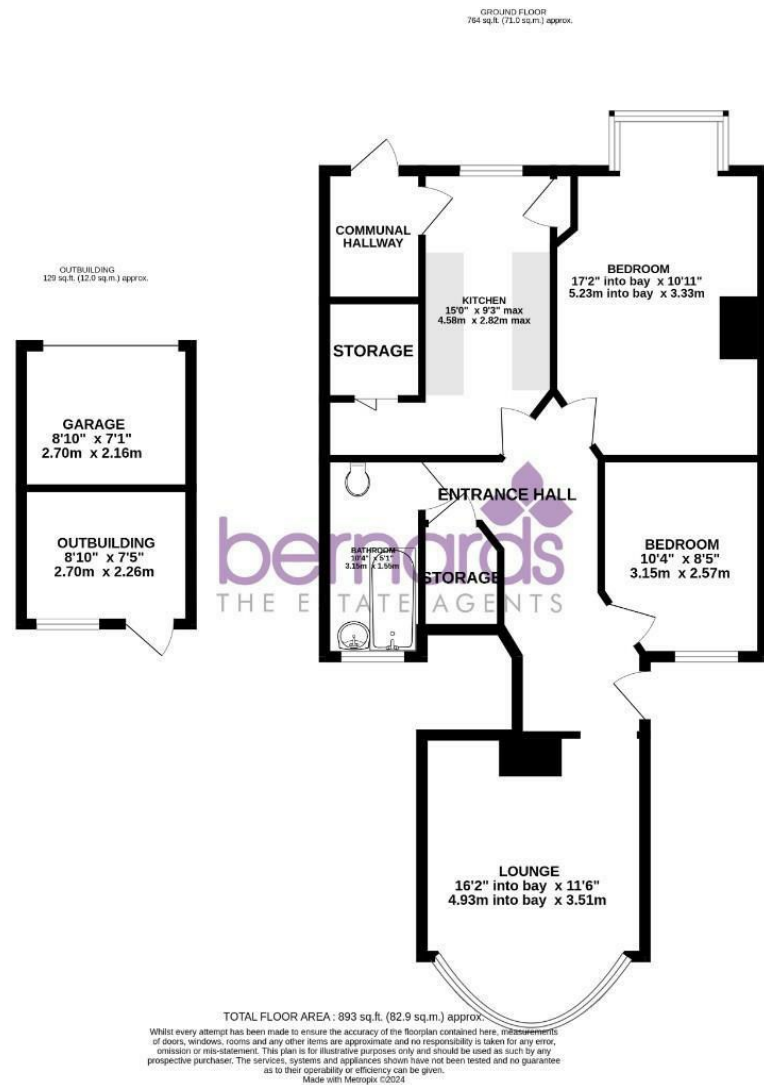


FOR SALE

Offers Over £200,000

Northern Parade, Portsmouth PO2 9PE

bernards THE ESTATE AGENTS



2 1 1

### HIGHLIGHTS

- ❖ FREEHOLD
- ❖ GROUND FLOOR
- ❖ GARDEN
- ❖ TWO BEDROOMS
- ❖ GARAGE/OUTBUILDING
- ❖ NEUTRAL DECOR
- ❖ GREAT FIRST TIME PURCHASE
- ❖ REAR ACCESS
- ❖ IDEAL INVESTMENT
- ❖ CALL NOW TO BOOK YOUR VIEWING!

\*\*\*GROUND FLOOR FLAT WITH GARAGE AND GARDEN - FREEHOLD\*\*\*

Welcome to this charming two-bedroom ground floor apartment located on Northern Parade in Portsmouth. This purpose-built flat boasts a freehold status, offering you the opportunity to own a piece of this delightful property.

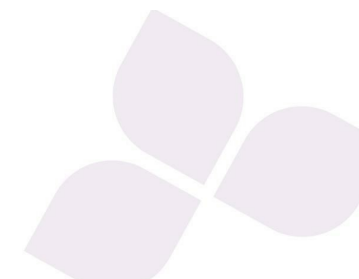
Upon entering, you are greeted by a cosy reception room to the front perfect for relaxing or entertaining guests. The property features two well-appointed bedrooms, providing ample space for a small family, guests, or

even a home office. The apartment includes a spacious three piece bathroom.

One of the highlights of this property is the west facing garden which accesses the garage which has been split in to two rooms providing a home office/studio and storage.

Don't miss the chance to make this charming ground floor apartment your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you.

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



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





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

16'2" x 11'6" (4.93 x 3.51)

## KITCHEN

15'0" x 9'3" (4.58 x 2.82)

## STORAGE

## BEDROOM ONE

17'1" x 10'11" (5.23 x 3.33)

## BEDROOM TWO

10'4" x 8'5" (3.15 x 2.57)

## BATHROOM

10'4" x 5'1" (3.15 x 1.55)

## GARAGE

8'10" x 7'1" (2.70 x 2.16)

## OUTBUILDING

8'10" x 7'4" (2.70 x 2.26)

## 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.

## 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

## MORTGAGE ADVISOR

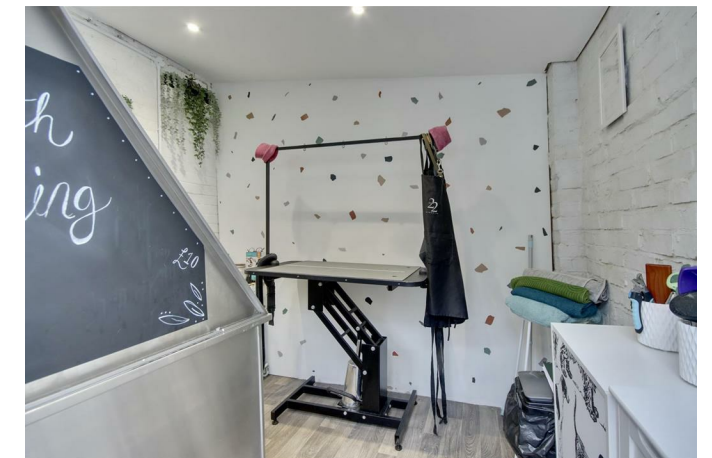
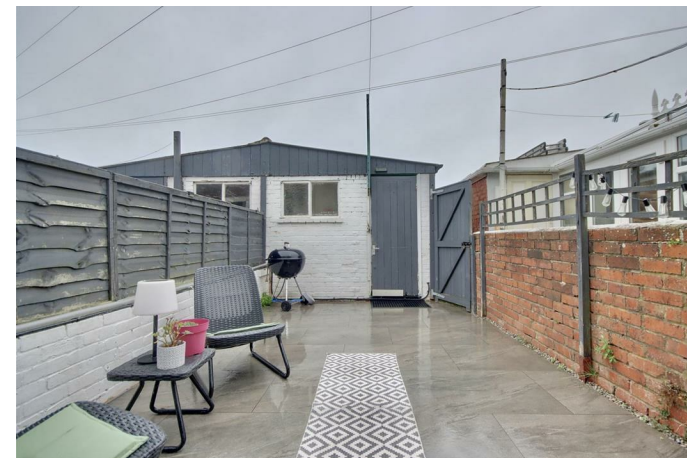
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

## 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.

## 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.



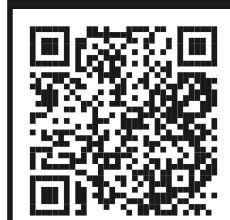
Energy Efficiency Rating	
Current	Potential
	74
	66

Very energy efficient - lower running costs  
(92-100) 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

EU Directive 2002/91/EC  
England & Wales

Scan here to see all our properties for sale and rent



Call today to arrange a viewing  
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