

FOR SALE

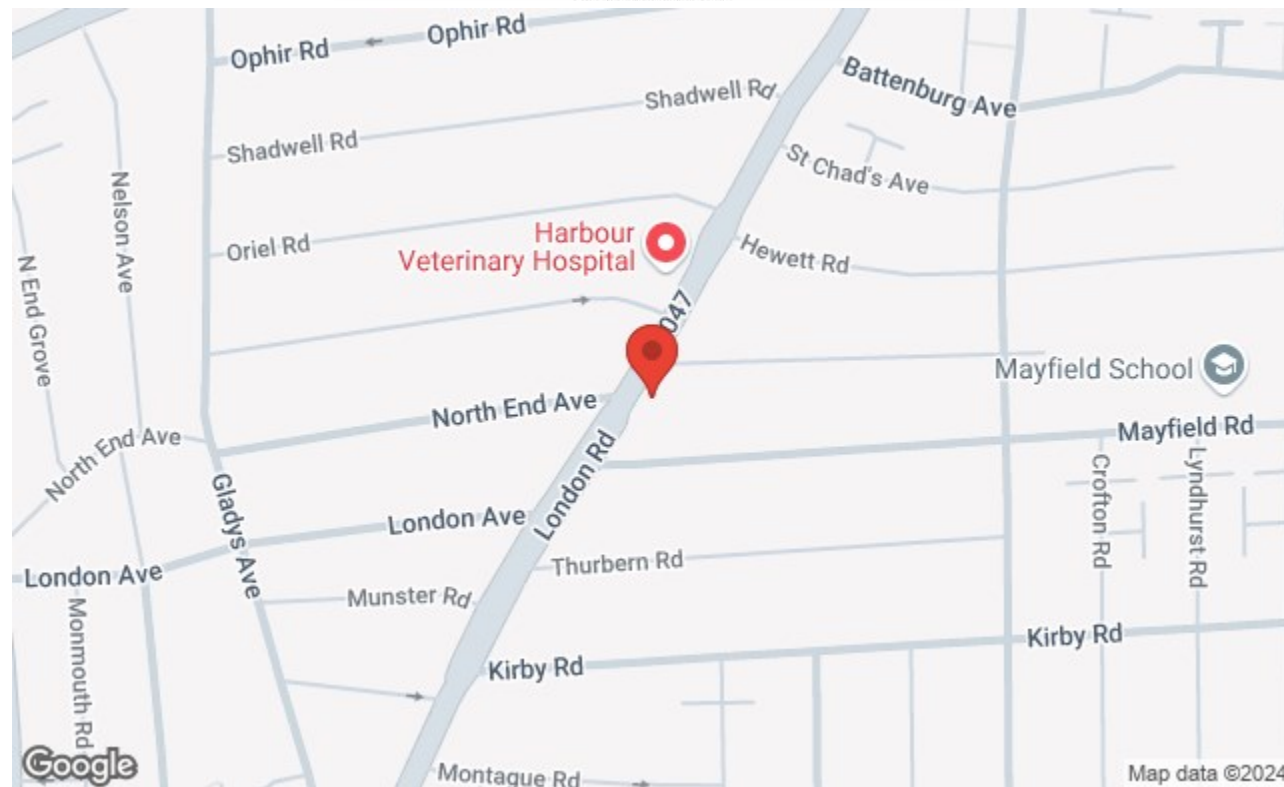
Offers In Excess Of £150,000

Montrose Court, Portsmouth PO2 9JE

bernards THE ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 459 SQ.FT. (42.6 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1 bed 1 bath 1 living

HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ CONVERSION
- ❖ HIGH CEILINGS
- ❖ FIRST FLOOR
- ❖ MODERN DECOR
- ❖ NO FORWARD CHAIN
- ❖ GOOD LEASE
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CALL NOW TO VIEW

LARGE ONE BEDROOM APARTMENT WITH HIGH CEILINGS

We are delighted to welcome to the sales market, this spacious one bedroom apartment.

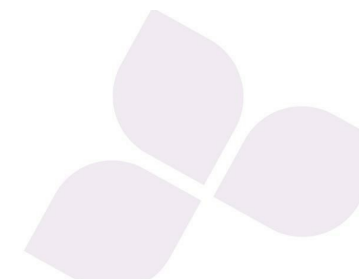
The property is comprised of a large lounge/diner with tall ceilings and a bay window flooding the room with light with a galley style kitchen.

Continuing through, there is a large double bedroom, three piece

bathroom.

We strongly recommend booking a viewing!

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



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



PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE/DINER

14'9" x 12'5" (4.5 x 3.8)

KITCHEN

10'5" x 7'6" (3.2 x 2.3)

BEDROOM

10'2" x 8'10" (3.1 x 2.7)

BATHROOM

7'6" x 5'10" (2.3 x 1.8)

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 a n effective y e t 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 c a n 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.

Management Company:

Lease Length: 120

Ground Rent & Service Charge:

£1000 combined.

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.

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	
(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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