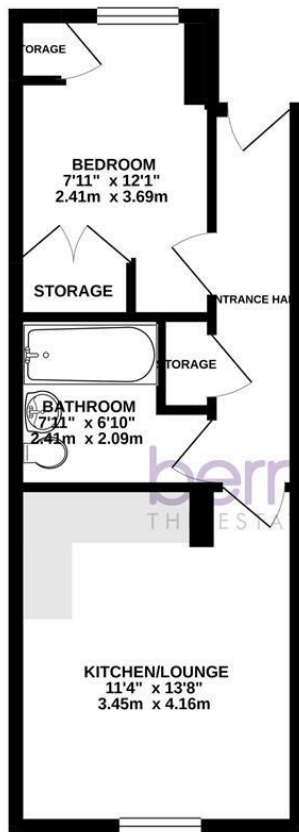
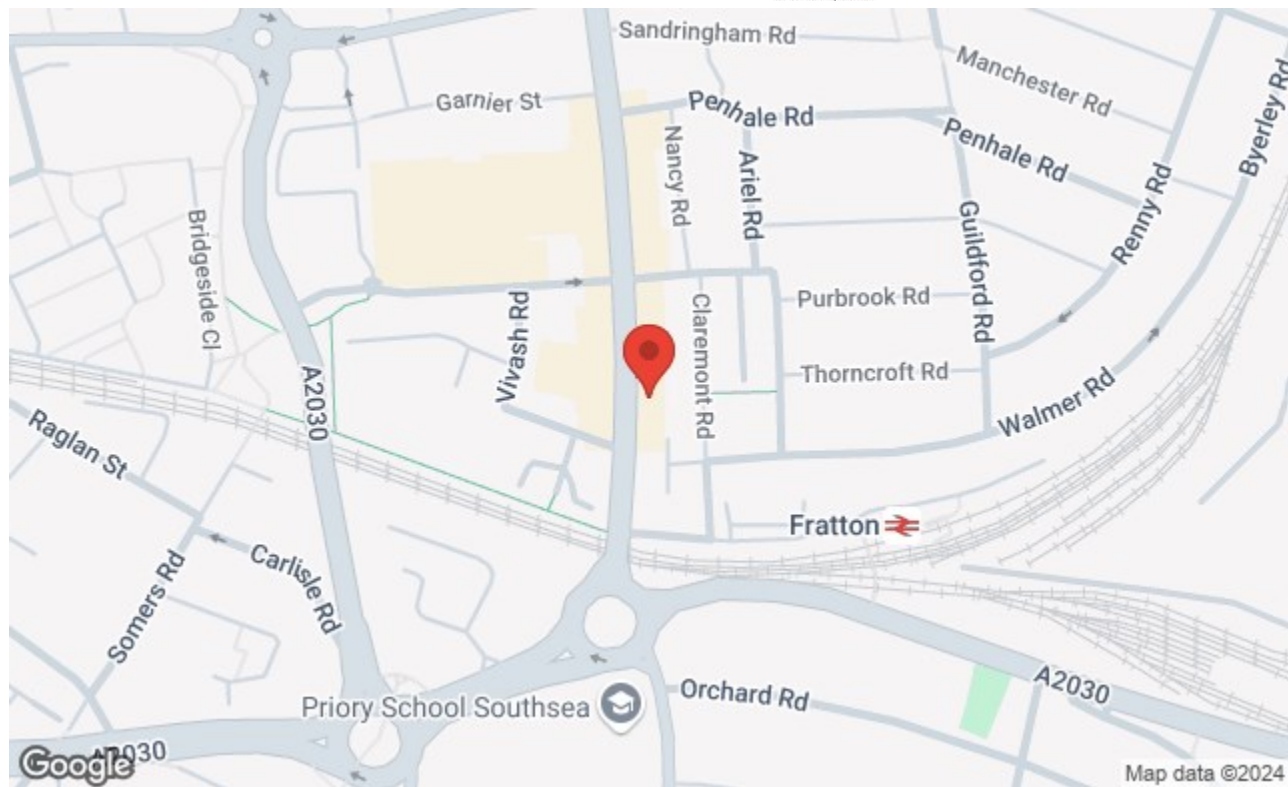


FIRST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA: 351 sq.ft. (32.6 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 Mergim 1/2023



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



Offers Over £110,000

Clarendon Road, Portsmouth PO1 5AP



HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR COMMUTERS
- ❖ CLOSE TO FRATTON STATION
- ❖ CLOSE TO AMMENITIES
- ❖ FIRST FLOOR APARTMENT
- ❖ NEW LEASE ON COMPLETION
- ❖ TENANT IN-SITU
- ❖ IDEAL BUY TO LET
- ❖ 6.5% GROSS RETURN

We are delighted to welcome to the market this one bedroom first floor apartment, perfectly situated within walking distance to local shops and transport links.

Internally the property offers a modern kitchen suite open plan with the lounge, bathroom and double bedroom.

With a tenant in-situ until 2024 this property is perfect for those looking to purchase a Buy to let which brings in a yield in the region of 6.5%.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
13'8" x 11'4" (4.17m x 3.45m)

BEDROOM
12'1" x 7'11" (3.68m x 2.41m)

BATHROOM
7'11" x 6'10" (2.41m x 2.08m)

COUNCIL TAX BAND A

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 : 106 years
Ground Rent : £0
Service Charge : £1151.50

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.



Energy Efficiency Rating	
Current	Potential
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	
77	78
EU Directive 2002/91/EC	
England & Wales	



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

