

£160,000

Northern Parade, Portsmouth PO2
9PU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR
- ❖ APARTMENT
- ❖ TWO BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ MODERN KITCHEN
- ❖ WET ROOM
- ❖ NEUTRALLY DECORATED
- ❖ POPULAR AREA
- ❖ 99 YEAR LEASE
- ❖ NO FORWARD CHAIN

Nestled in the sought-after Northern Parade, this two bedroom, first-floor flat is ideal for first-time buyers, small families, or those looking to downsize.

Upon entering, you are welcomed into a spacious lounge; the layout is designed to maximise space and light, creating a warm and homely environment. The flat also features a well-appointed wet room, ensuring all your essential needs are met.

One of the standout features of this property is the absence of a forward chain, allowing for a smoother and quicker transaction process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Situated in a popular area, residents will benefit from a range of local amenities, including shops and excellent transport links. Please call Bernards to arrange a viewing on 02392 728090!

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





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PROPERTY INFORMATION

LOUNGE
15'11" x 11'4" (4.85m x 3.45m)

KITCHEN
11'3" x 9'00" (3.43m x 2.74m)

BEDROOM ONE
12'11" x 10'4" (3.94 x 3.15)

BEDROOM TWO
12'4" x 7'9" (3.76m x 2.36m)

SHOWER ROOM
9'00" x 4'7" (2.74m x 1.40m)

Council Tax Band A

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.

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

Leasehold Information.

Lease Length: 99 YEARS
Service Charge: £2,052 PA

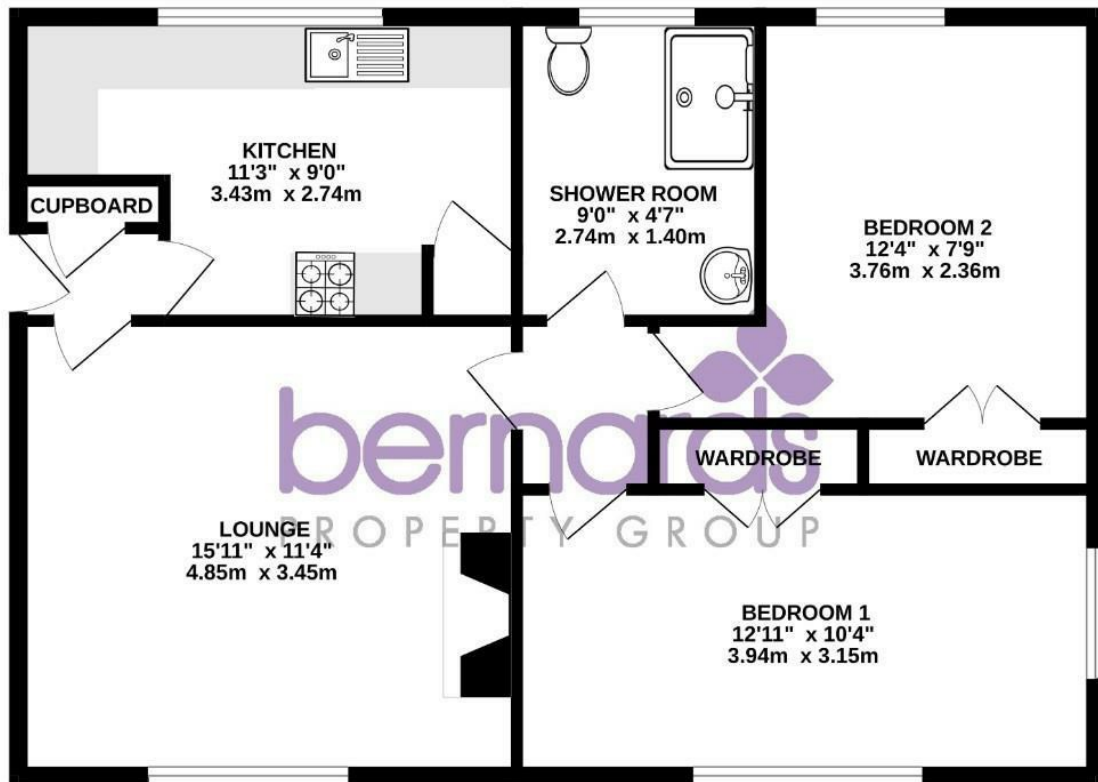
Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.



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		
England & Wales	EU Directive 2002/91/EC	

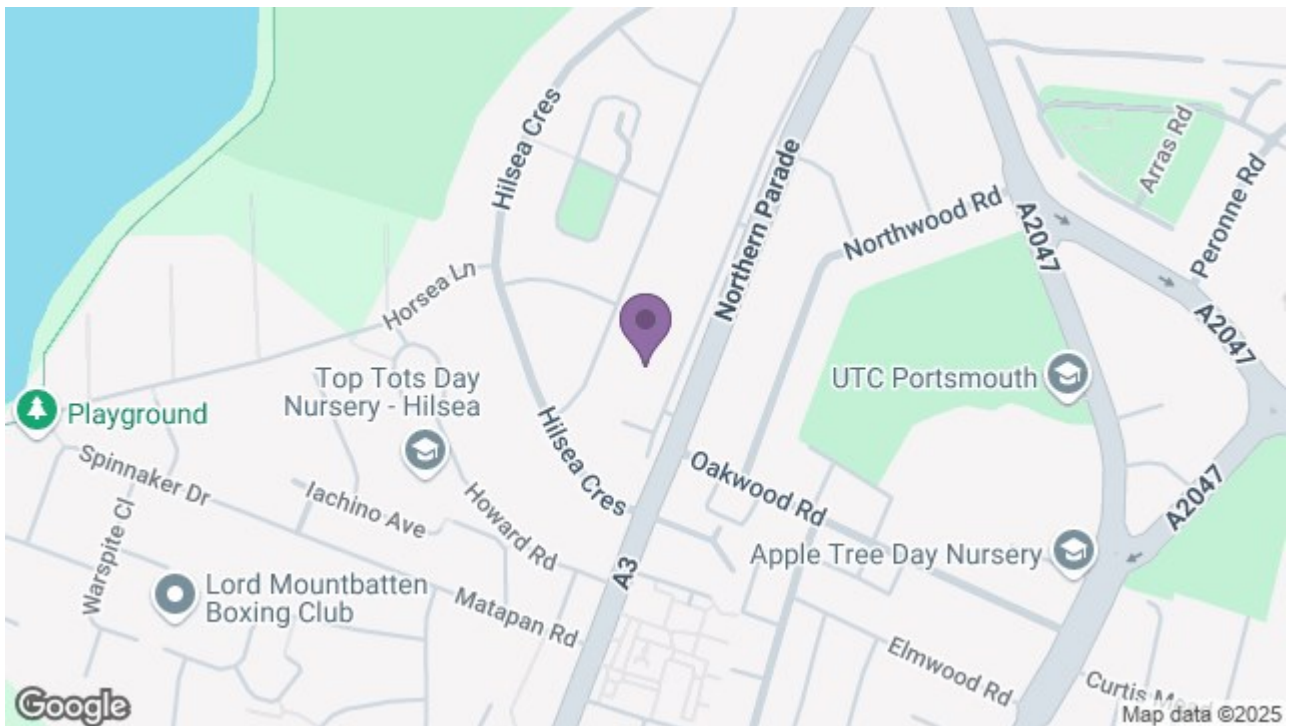


GROUND FLOOR
820 sq.ft. (76.2 sq.m.) approx.



TOTAL FLOOR AREA : 820 sq.ft. (76.2 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.
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