

£1,350 PCM

Stubbington Avenue, Portsmouth  
PO2 0BF

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PURPOSE BUILT BLOCK
- ❖ BRAND NEW DEVELOPMENT
- ❖ HIGH SPECIFICATION
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ OPEN PLANNED KITCHEN/LIVING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ UNFURNISHED
- AVAILABLE FROM MAY

We are delighted to present this exceptionally spacious two-bedroom apartment located on the second floor of a beautifully constructed block in Stubbington Avenue, Portsmouth. The property boasts generously sized rooms throughout, offering comfortable and versatile living space.

Inside, you'll find an open-plan kitchen, living, and dining area featuring a stylish, modern kitchen

finished to a high standard. The apartment includes two double bedrooms and a large bathroom, providing ample space for relaxation and convenience.

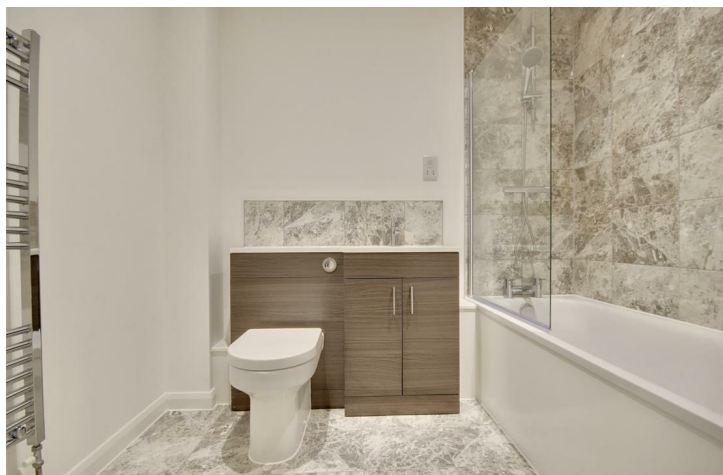
Externally, the property benefits from off-road parking, a valuable addition in this area.

Offered unfurnished, this apartment will be available from mid-August. To arrange a viewing, please don't hesitate to call on 02392 728 090.

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)







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# PROPERTY INFORMATION

## COMMUNAL ENTRANCE

## ENTRANCE TO APARTMENT

## BATHROOM

7'10" x 5'8" (2.41 x 1.73)

## BEDROOM TWO

14'2" x 8'10" (4.34 x 2.70)

## BEDROOM ONE

14'2" x 10'2" (4.32 x 3.10)

## KITCHEN/LOUNGE/DINER

15'8" x 15'1" (4.80 x 4.62)

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,540.59

## Leasehold Information.

Management Company:

Lease Length: TBC

Service Charge: TBC

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.

## 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

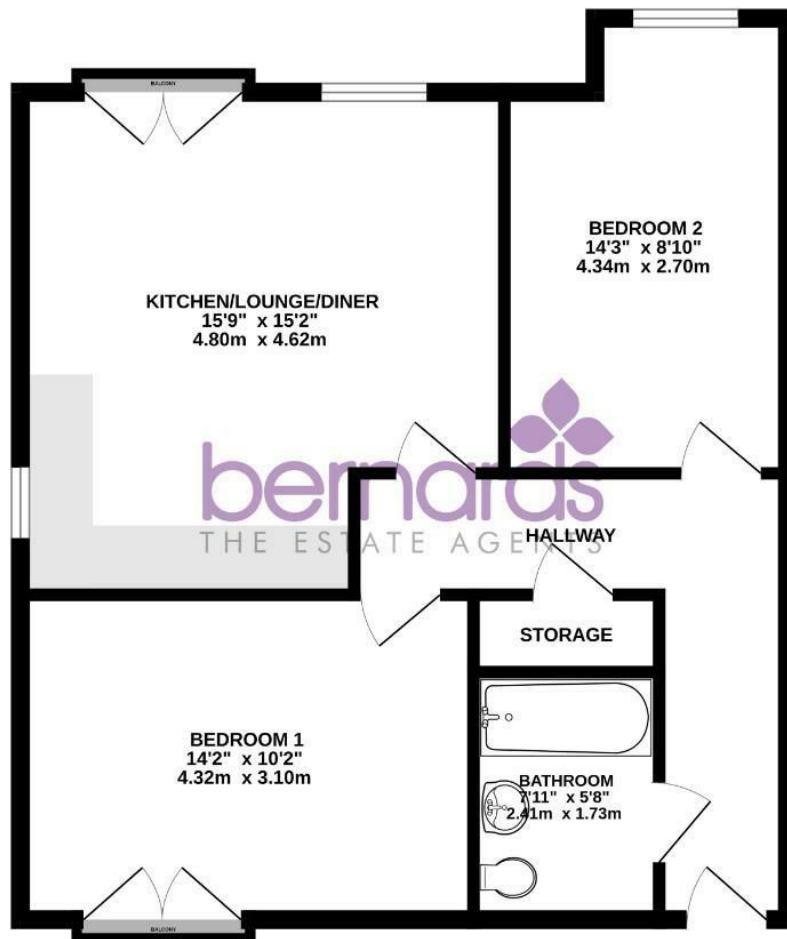


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Scan here to see all our properties for sale and rent

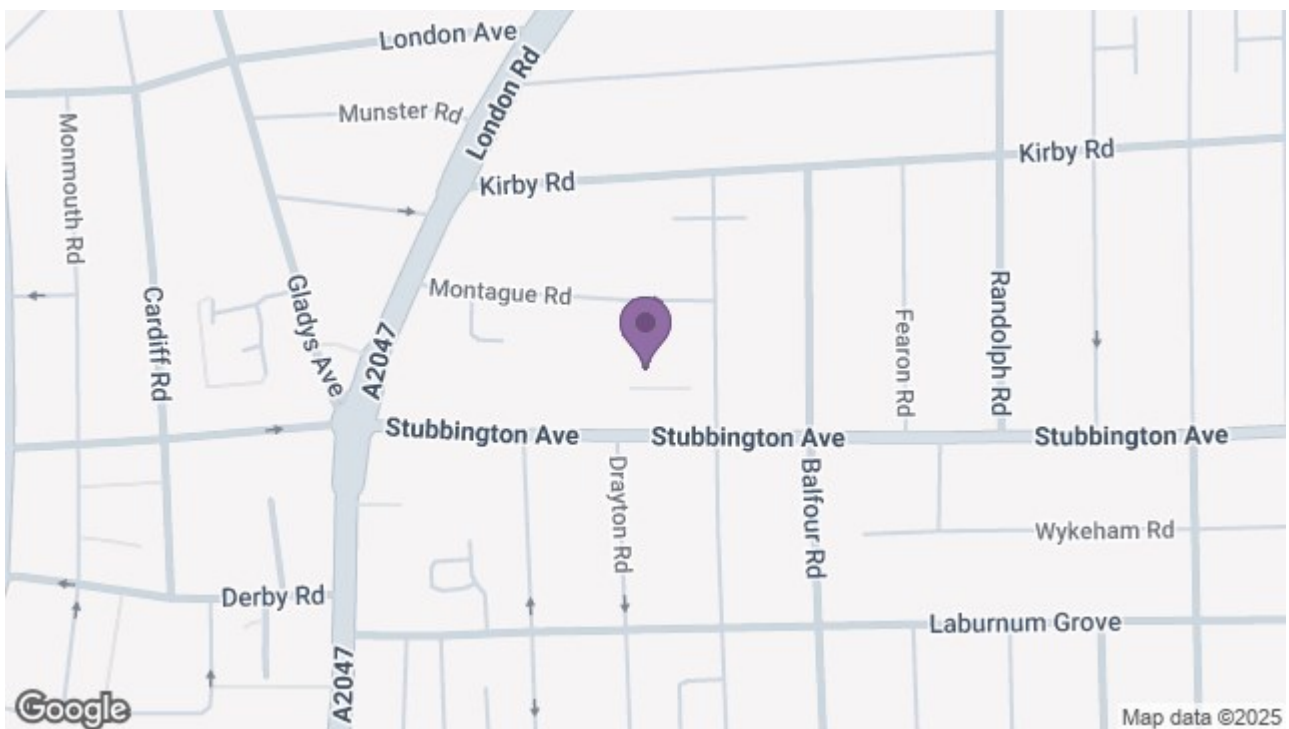


2ND FLOOR  
636 sq.ft. (59.1 sq.m.) approx.



TOTAL FLOOR AREA : 636 sq.ft. (59.1 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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