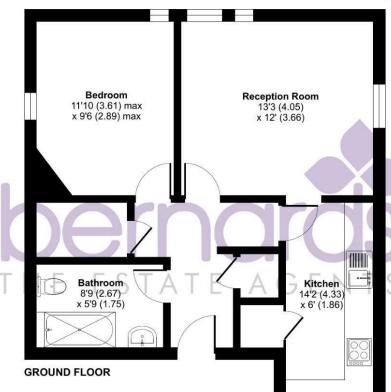
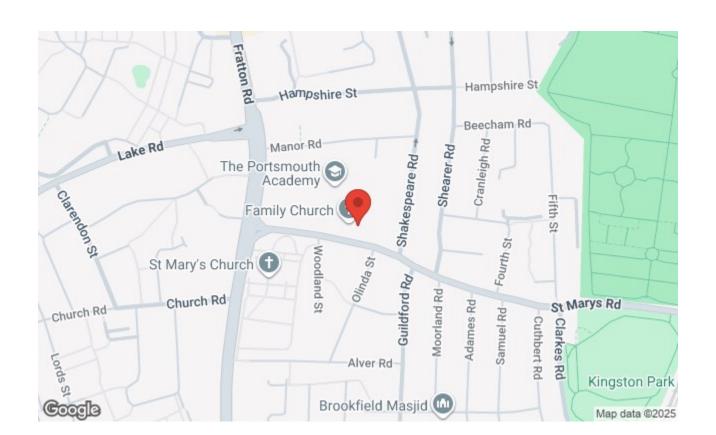
#### St. Marys Road, Portsmouth, PO3

Approximate Area = 549 sq ft / 51 sq m

For identification only - Not to scale



oor plan produced in accordance with RICS Property Measurement 2nd Edition, corporating International Property Measurement Standards (IPMS2 Residential). oduced for Bernards Estate and Letting Agents Ltd. REF; 1346752



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



# Offers In Excess Of £140,000



St. Marys Road, Portsmouth PO3 6AB





# **HIGHLIGHTS**

- ALLOCATED PARKING
- ONE BEDROOM
- FIRST FLOOR FLAT
- BRAND NEW LEASE
- LARGE WINDOWS CLOSE TO AMENITIES
- WALKING DISTANCE TO BUS LINKS
- **CENTRAL LOCATION** GREAT FIRST TIME PURCHASE
- IDEAL INVESTMENT

Nestled on St. Marys Road in the vibrant city of Portsmouth, this charming onebedroom flat offers a delightful blend of modern living and historical elegance. Situated within the stunning St Marys House, a beautifully listed building, this property boasts impressive high ceilings that create a sense of space and grandeur.

As you enter the flat, you are welcomed into a comfortable lounge area that provides a perfect setting for relaxation or entertaining guests. The lounge conveniently connects to a well-appointed kitchen, making it easy to prepare meals while remaining part of the social atmosphere. The flat also features a

thoughtfully designed bathroom and ample storage cupboards, ensuring that all your needs are met.

Located on the first floor, this flat benefits from allocated parking, a valuable asset in this bustling area. The combination of its prime location and the character of the building makes this property an ideal choice for individuals or couples seeking a stylish and convenient home.

With its unique charm and modern amenities, this flat on St. Marys Road is not to be missed. Whether you are looking to buy or rent, this property presents an excellent opportunity to enjoy the best of Portsmouth living.

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







# PROPERTY INFORMATION

RECEPTION ROOM 13'3" x 12'0" (4.05 x 3.66)

**KITCHEN** 14'2" x 6'1" (4.33 x 1.86)

BEDROOM 11'10" x 9'5" (3.61 x 2.89)

**BATHROOM** 8'9" x 5'8" (2.67 x 1.75)

# **PORTSMOUTH COUNCIL TAX**

The local authority is Portsmouth City Council.

BAND: B£1,696.27

## MORTGAGE ADVISOR

here at Bernards. If you would like to review your sales team for further current Agreement In details. 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**

making an offer for this or any other property Bernards if you would like to make an Estate Agents are offer on this property. Please marketing, please make note the AML check includes contact with your local taking a copy of the two office so we can forms of identification for verify/check your each purchaser. A proof of financial/Mortgage situation.

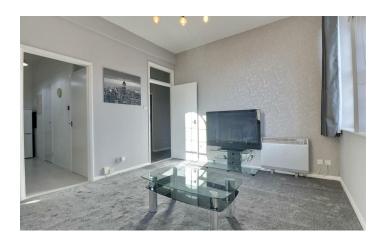
## CONVEYANCING

conveyancing solicitor is completed 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 We offer financial services a personable service. Please ask a member of our

#### **ANTI-MONEY LAUNDERING**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed If you are considering in branch. Please call the office to book an AML check address and proof of name document is required. Please note we cannot put forward an offer without the Choosing the right AML check being





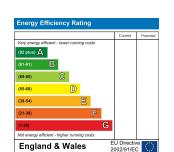
















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