

Cambrai Close, Portsmouth, PO3

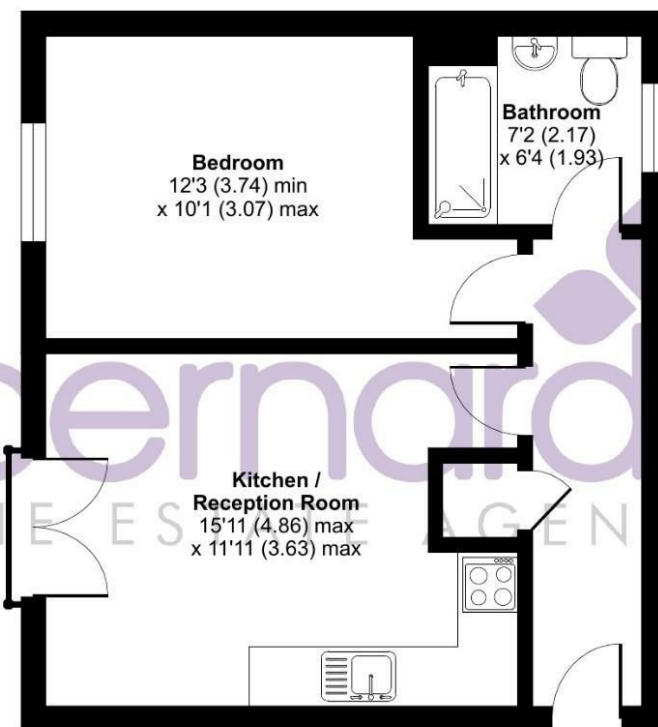
Approximate Area = 450 sq ft / 41.8 sq m
For identification only - Not to scale



Offers In Excess Of £150,000

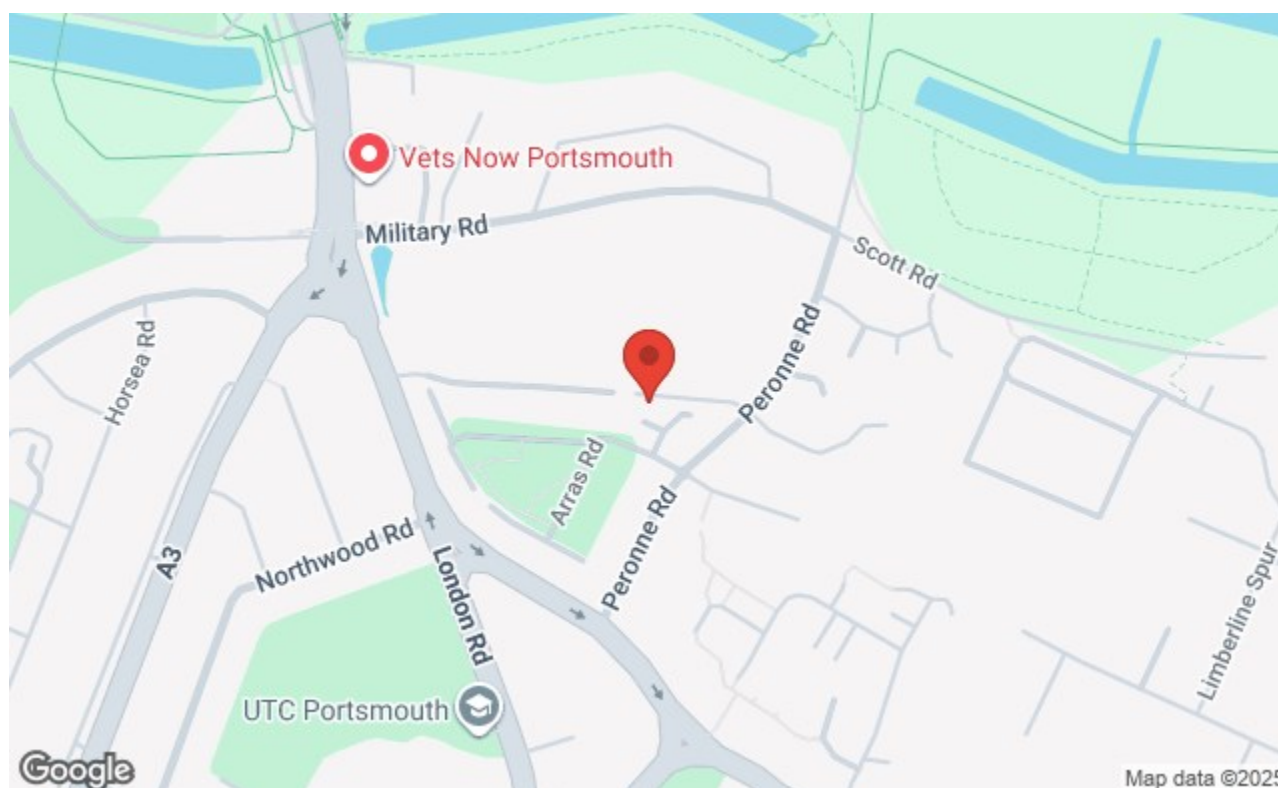
Cambrai Close, Portsmouth PO3 5FZ

bernards
THE ESTATE AGENTS



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1372769



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



HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ CUL DE SAC
- ❖ ALLOCATED PARKING
- ❖ ONE DOUBLE BEDROOM
- ❖ OPEN PLAN LOUNGE/KITCHEN
- ❖ JULIETTE BALCONY
- ❖ THREE PIECE BATHROOM
- ❖ 111 YEAR LEASE
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION

Nestled in Cambrai Close, this well presented one-bedroom first-floor flat presents an excellent opportunity for first-time buyers, investors, and those looking to downsize.

The property boasts a modern open-plan kitchen and lounge area, with the addition of a Juliette balcony which allows for an abundance of natural light, creating a warm and inviting atmosphere throughout the living space. One of the key features of this flat is the allocated parking space, providing convenience in this bustling area.

With no forward chain, the process of

moving in can be swift and hassle-free, allowing you to settle into your new home without delay. The property also benefits from a generous 111-year lease, offering peace of mind for years to come.

This flat is ideally situated, providing easy access to local amenities and transport links. In summary, this delightful one-bedroom flat in Cambrai Close is a fantastic opportunity that combines comfort, convenience, and a prime location. Do not miss the chance to make this lovely property your new home.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE
15'11" x 11'10" (4.86 x 3.63)

BEDROOM
12'3" x 10'0" (3.74 x 3.07)

BATHROOM
7'1" x 6'3" (2.17 x 1.93)

LEASEHOLD INFORMATION.
Lease Length: 111 years
Ground Rent: N/A
Service Charge: £1,894.39 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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : A £1,453.95

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	76	76
(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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