

Asking Price £130,000

Amber Court, Portsmouth PO1 5EU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ OPEN-PLAN KITCHEN/LOUNGE
- ❖ JULIET BALCONY
- ❖ MODERN KITCHEN
- ❖ POPULAR LOCATION
- ❖ EXCELLENT TRANSPORT LINKS
- ❖ SPACIOUS THROUGHOUT
- ❖ WALKING DISTANCE TO TOWN CENTRE
- ❖ NO FORWARD CHAIN
- CALL NOW TO VIEW

### \*\*\*TWO BEDROOM CHAIN FREE APPARTMENT\*\*\*

We are delighted to welcome to the market this two bedroom apartment in the sought after location of fratton.

Amber Court is only walking distance from local amenities with excellent transport links to surrounding areas making this

property the perfect catch for professionals who need easy access into the town centre!

Contact Bernards on 023 92728090 to arrange your viewing.

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





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





# PROPERTY INFORMATION

## KITCHEN/LOUNGE

13'00"x14'11" (3.96x4.55)  
Carpet and tiled flooring,  
UPVC double glazed  
window to front, 1x radiator,  
range of wall and base  
units, electric oven and hob  
with over head extractor,  
wooden roll-top surface,  
smooth and coved ceiling,  
spotlights.

## BATHROOM

Tiled flooring, three piece  
bath suite, low level wash  
basin, panel enclosed bath  
with shower, mixer tap and  
shower, smooth wall with  
tiled principle areas, smooth  
and coved ceiling.

## BEDROOM ONE

8'08"x9'06" (2.64x2.90)  
Carpet flooring, 1x radiator,  
2x UPVC double glazed  
windows to front, built in  
wardrobes, smooth walls  
and coved ceiling.

## BEDROOM TWO

7'04"x12'02" (2.24x3.71)  
Carpet flooring, 1x radiator,  
UPVC double glazed  
window and doors to Juliet  
balcony, smooth walls and  
coved ceiling.

## COUNCIL TAX BAND B

Portsmouth City Council-  
£911.19  
Police and Crime  
Commissioner- £122.37  
Combined Fire Authority-  
£47.74  
Total- £1081.30

## Removal Quote

As part of our drive to assist  
clients with all aspects of the  
moving process, we have  
sourced a reputable  
removal company. Please  
ask a member of our sales

team for further details and  
a quotation.

## 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.

## 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.

## Leasehold Information.

Lease Length: 989  
Ground Rent: £200 PA  
Service Charge:

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.



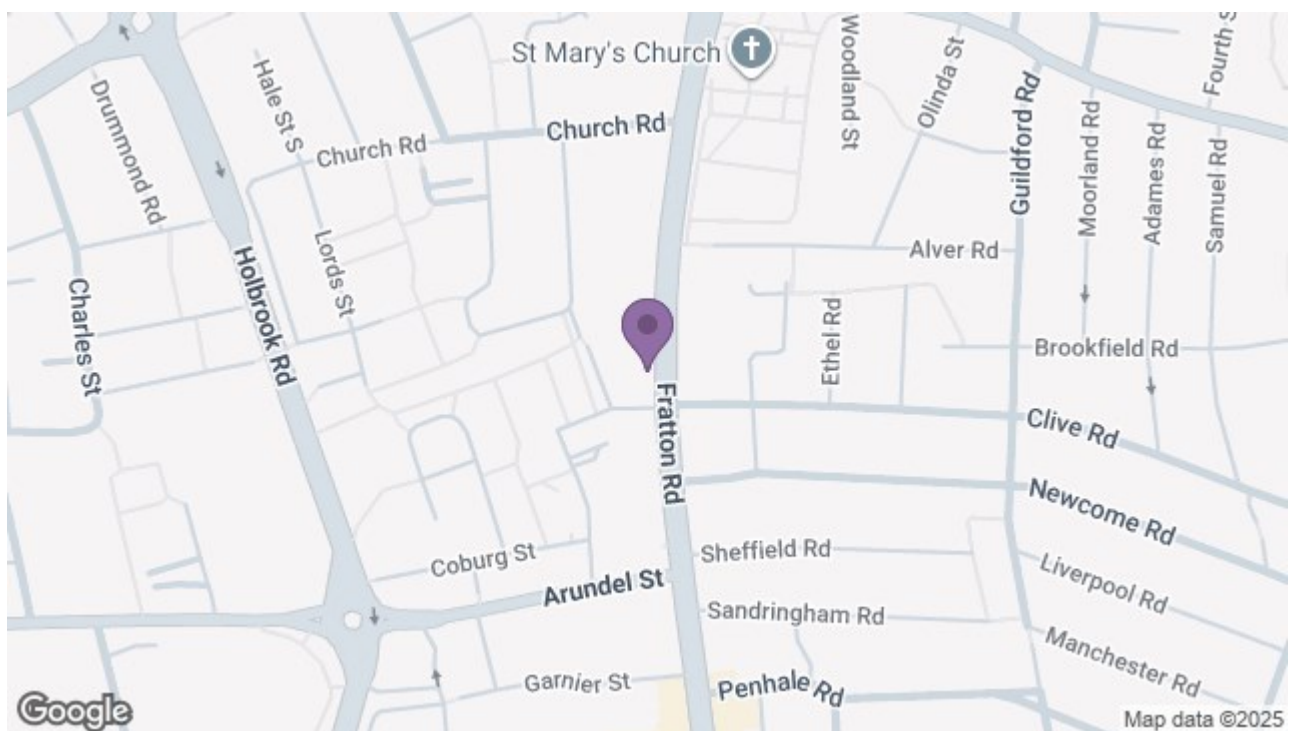
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





TOTAL APPROX. FLOOR AREA 503 SQ.FT. (46.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2017



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

