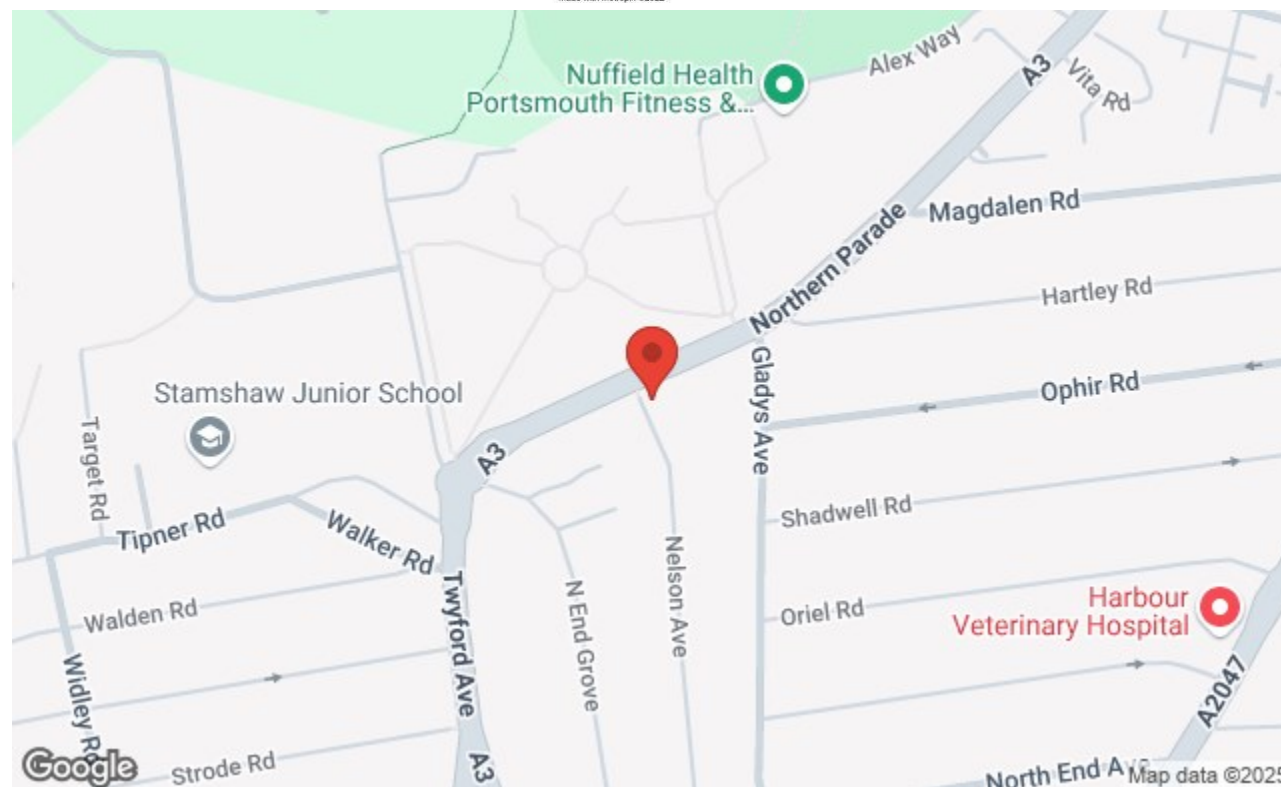


TOTAL FLOOR AREA: 692 sq.ft. (64.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



FOR SALE

Offers In Excess Of £180,000

Northern Parade, Portsmouth PO2 8NE

bernards
 THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ TOP FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ NO FORWARD CHAIN
- ❖ OVERLOOKING THE PARK
- ❖ 50% SHARE OF FREEHOLD
- ❖ PERIOD FEATURES
- ❖ PRIVATE FRONT DOOR
- ❖ FRONT FORECOURT
- ❖ GREAT INVESTMENT
- ❖ IDEAL FIRST TIME PURCHASE

*****VIEWS OVER ALEXANDRA PARK...TWO BEDROOM TOP FLOOR FLAT*****

We are delighted to introduce to the market, this charming two bedroom, top floor flat, on Northern Parade.

Complete with views over Alexandra Park, this spacious two bedroom flat, would be a great apartment for professionals! This property has recently been redecorated throughout.

Entering via the front forecourt, the property has a private front door, which opens onto stairs leading to the upper floor.

The property is flooded with natural light throughout and comprises of a large lounge, which includes a large window seat which has great, far stretching views over Alexandra Park.

Moving through, the property has a separate kitchen, which is a good size, with ample work surface space.

Completing the property are the two spacious double bedrooms and three-piece bathroom suite.

We strongly recommend booking an internal viewing to fully appreciate what's on offer.

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



PROPERTY INFORMATION

LOUNGE
12'4" x 17'2" (3.76m x 5.23m)

KITCHEN
11'9" x 9'3" (3.58m x 2.82m)

BEDROOM ONE
14'11" x 8'11" (4.55m x 2.72m)

BEDROOM TWO
13'4" x 7'8" (4.06m x 2.34m)

BATHROOM
7'1" x 5'9" (2.16m x 1.75m)

COUNCIL TAX BAND A

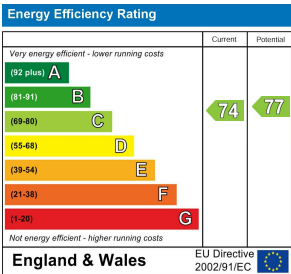
LEASEHOLD INFORMATION.
50% Share of Freehold with Ground Floor Flat
Lease Length : Circa 117 Years
Ground Rent/Service Charge : As and when
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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



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