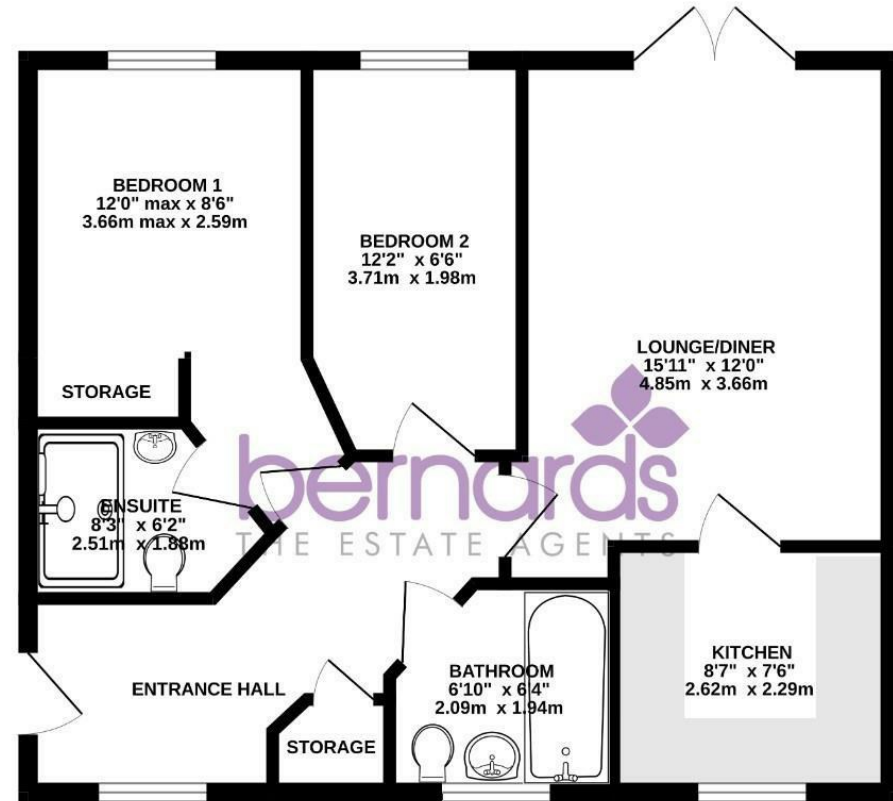


1ST FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the description 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers Over £185,000

Tudor Crescent, Portsmouth PO6 2BW



HIGHLIGHTS

- ❖ PURPOSE BUILT
- ❖ ALLOCATED PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ EN-SUITE TO MASTER
- ❖ FAMILY BATHROOM
- ❖ GOOD LEASE
- ❖ GREAT FIRST TIME PURCHASE
- ❖ CLOSE TO QA HOSPITAL
- ❖ GOOD INVESTMENT

TWO DOUBLE BEDROOMS - ALLOCATED PARKING

We are delighted to offer this purpose built, first floor apartment to the market. Perfect for first time buyers or investors alike, this modern apartment offers allocated parking and ample living space throughout.

On entering the apartment, you are greeted with a spacious entrance hall leading through to the master bedroom complete with en suite shower room, the second bedroom,

fitted family bathroom and storage cupboard. To the rear of the property can be found the spacious living room complete with Juliet balcony and the modern fitted kitchen.

The property benefits from gas central heating and double glazing throughout.

Please Call Bernard's on 02392 728091 to arrange your viewing.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE

STORAGE

LOUNGE/DINER
15'10" x 12'0" (4.85 x 3.66)

KITCHEN
8'7" x 7'6" (2.62 x 2.29)

BEDROOM ONE
12'0" x 8'5" (3.66 x 2.59)

EN-SUITE
8'2" x 6'2" (2.51 x 1.88)

BEDROOM TWO
12'2" x 6'5" (3.71 x 1.98)

BATHROOM
6'10" x 6'4" (2.09 x 1.94)

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. Bernard's 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.

MORTGAGE ADVISOR

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

PORTSMOUTH COUNCIL TAX

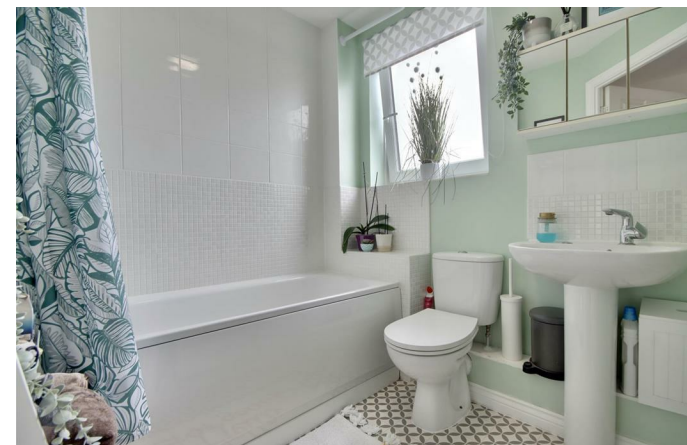
The local authority is Portsmouth City Council.

BAND :

LEASEHOLD INFORMATION.

Management Company:
Lease Length: 111 YEARS REMAINING
Ground Rent: £210.85 A YEAR
Service Charge: £138 PER CALENDER MONTH

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	
EU Directive 2002/91/EC	
England & Wales	

Scan here to see all our properties for sale and rent



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