

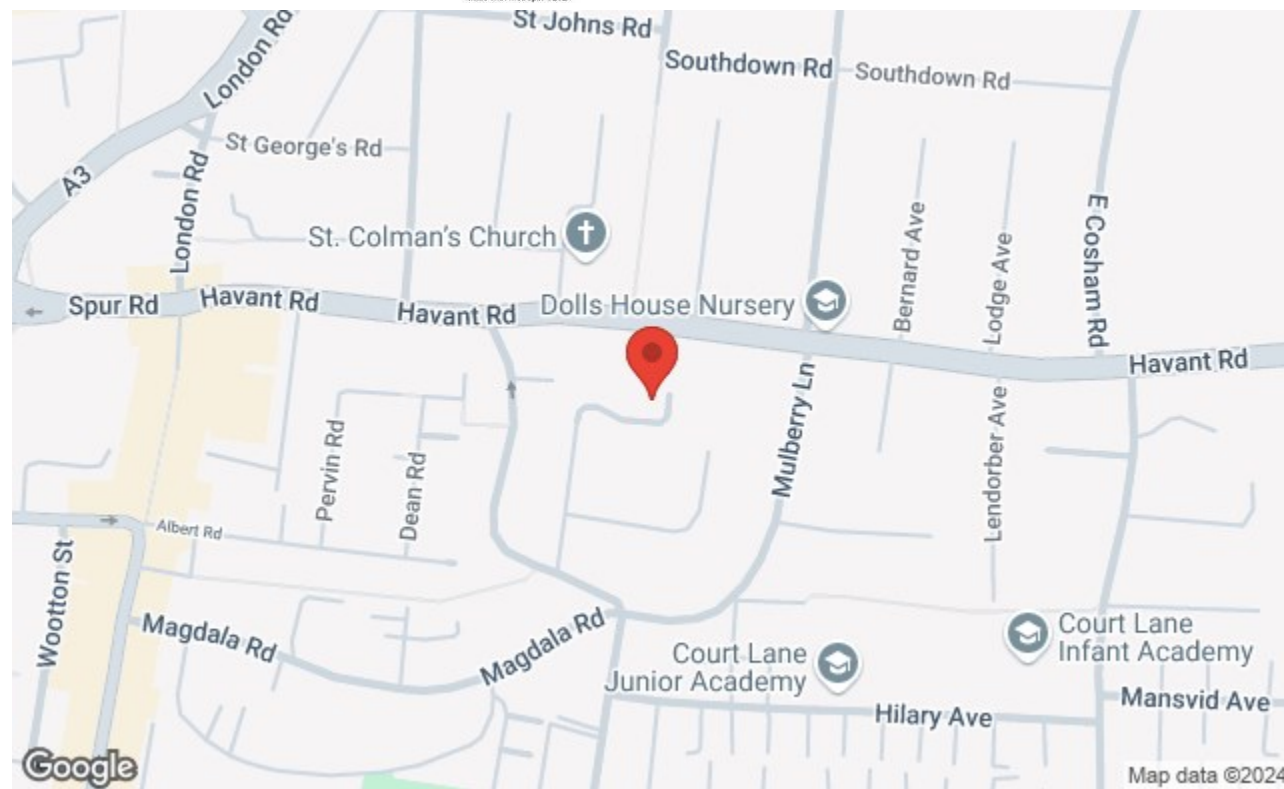


Asking Price £180,000

Southlands, Portsmouth PO6 2SD



TOTAL FLOOR AREA: 558 sq.ft. (51.8 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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HIGHLIGHTS



Welcome to this charming flat located in the sought-after area of Southlands, Lindisfarne Close, Portsmouth. This purpose-built property boasts a delightful reception room, perfect for entertaining guests or simply relaxing after a long day. With two cosy bedrooms, there is ample space for a small family, guests, or even a home office.

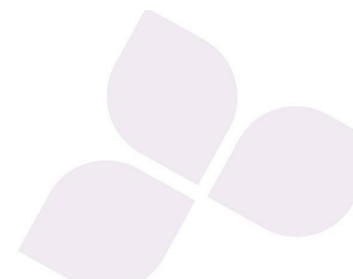
Situated on the first floor, this flat offers a sense of privacy and tranquillity. The convenience of a parking space ensures that you will never have to worry about finding a place to park after a busy day out.

One of the highlights of this property is the brand new bathroom, adding a touch of modern elegance to the home. Imagine unwinding in a luxurious bath or starting your day in a beautifully designed space.

Furthermore, this property comes with the added benefit of no onward chain, making the purchasing process smooth and hassle-free.

Don't miss out on the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and take the first step towards owning a piece of this wonderful property in Portsmouth.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
 t: 02392 728 091



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



PROPERTY INFORMATION

- ENTRANCE HALL**
- STAIRS TO FIRST FLOOR**
- LOUNGE/DINER**
16'3" x 13'4" (4.96 x 4.07)
- KITCHEN**
12'10" x 5'8" (3.93 x 1.74)
- BATHROOM**
6'5" x 5'8" (1.96 x 1.73)
- BEDROOM 1**
12'0" x 10'2" (3.66 x 3.11)
- BEDROOM 2**
8'10" x 8'9" (2.7 x 2.67)
- ALLOCATED PARKING**

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

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are

marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ 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 conveyancer 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.

COUNCIL TAX BAND A
£1384



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			80
(81-91) B			
(69-80) C		63	
(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	



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