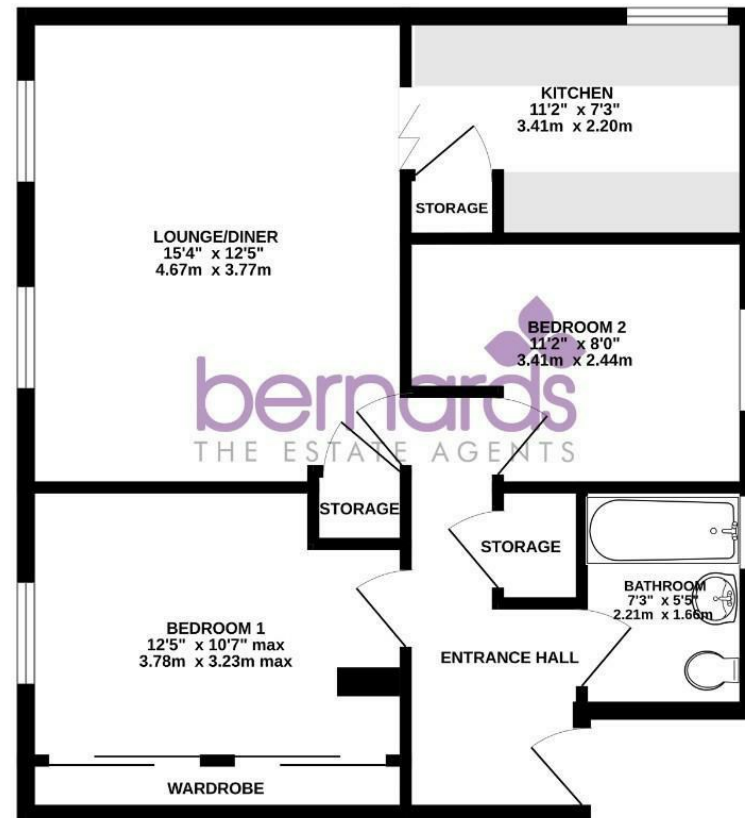
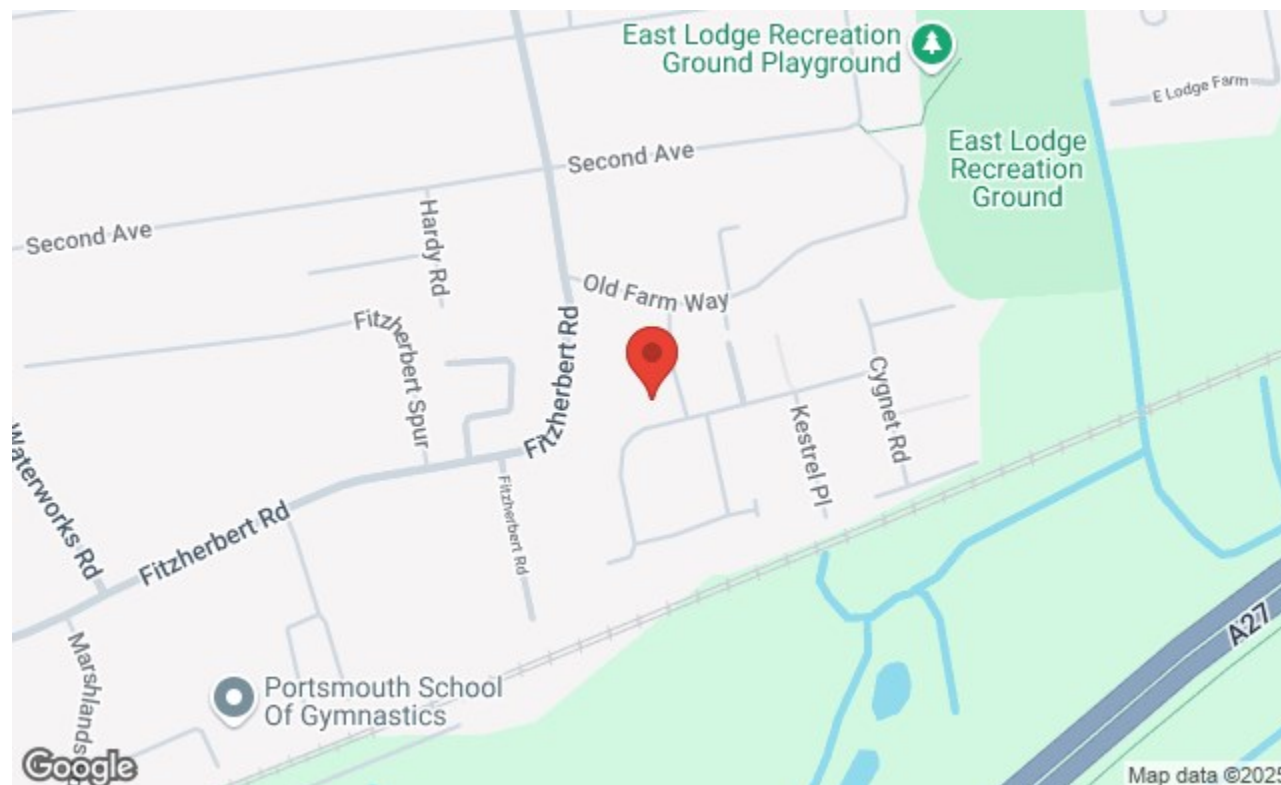


1ST FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 Metriplex ©2024



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



Offers In Excess Of £180,000

Watermead Road, Farlington PO6 1LB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FIRST FLOOR
- ❖ LOUNGE/DINER
- ❖ MODERN FITTED KITCHEN
- ❖ BATHROOM
- ❖ GARAGE EN-BLOC
- ❖ ALLOCATED PARKING SPACE
- ❖ NO ONWARD CHAIN
- ❖ PERFECT FIRST TIME BUY
- ❖ MOT TO BE MISSED

Nestled on the charming Watermead Road in Farlington, this delightful two-bedroom first-floor flat is a gem waiting to be discovered. Boasting a modern kitchen and a fitted bathroom complete with a shower over the bath, this property offers both style and convenience.

Add in a lounge big enough to house a dining room table there is plenty of space for family dinners or brunch with friends.

The presence of a garage and an

allocated parking space ensures that you will never have to worry about finding a spot for your vehicle. With no onward chain, the process of making this flat your own is made even smoother.

Whether you are looking for a cozy home or a savvy investment opportunity, this purpose-built flat ticks all the boxes. Don't miss out on the chance to make this lovely property your own slice of British paradise.

Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## COMMUNAL ENTRANCE

## ENTRANCE HALL

## LOUNGE/DINER

15'3" x 12'4" (4.67 x 3.77)

## KITCHEN

11'2" x 7'2" (3.41 x 2.20)

## BEDROOM 1

12'4" x 10'7" (3.78 x 3.23)

## BEDROOM 2

11'2" x 7'2" (3.41 x 2.20)

## BATHROOM

7'3" x 5'5" (2.21 x 1.66)

## COUNCIL TAX BAND B £1614

## 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.



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		



Call today to arrange a viewing  
02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

