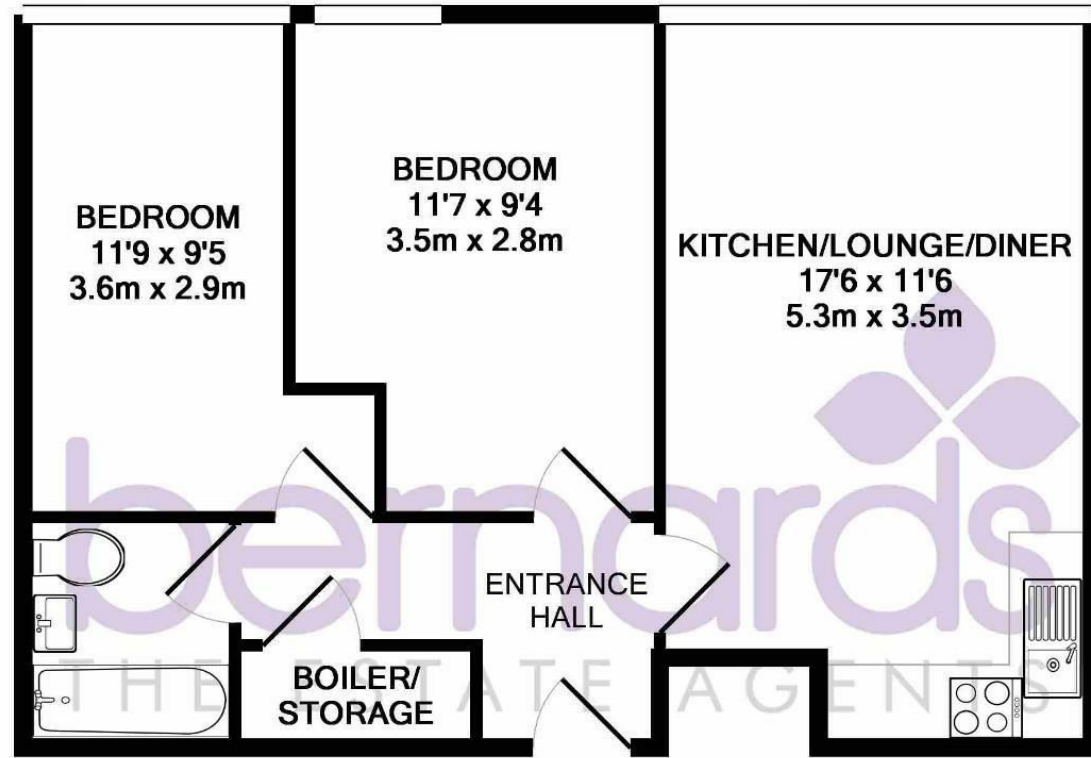




Guide Price £170,000

Isambard Brunel Road, Portsmouth PO1 2RW



TOTAL APPROX. FLOOR AREA 546 SQ.FT. (50.7 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
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ NINTH FLOOR
- ❖ ESTIMATED RENTAL INCOME £1,300 PCM
- ❖ WELL PRESENTED
- ❖ CONVERTED IN 2017
- ❖ CENTRAL LOCATION
- ❖ OPEN PLANNED LIVING AREA
- ❖ STUDENTS OR PROFESSIONALS
- ❖ LIFT IN BLOCK

TOP FLOOR APARTMENT

Bernards are delighted to welcome to the market this modern converted, two bedroom flat in the sought after location of Central Portsmouth.

Enterprise house is a development of apartments, perfect for investment, which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw

from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

Photos may be from a different flat

Call today to arrange a viewing
02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/KITCHEN
18'10x9'10 (5.74mx3.00m)

BEDROOM
12'5x9'9 (3.78mx2.97m)

BEDROOM
12'5x7'9 (3.78mx2.36m)

BATHROOM

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.

LEASEHOLD INFORMATION

Management Company :
Lease Length 121 years:
Ground Rent £250 : Service Charge £1350

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.

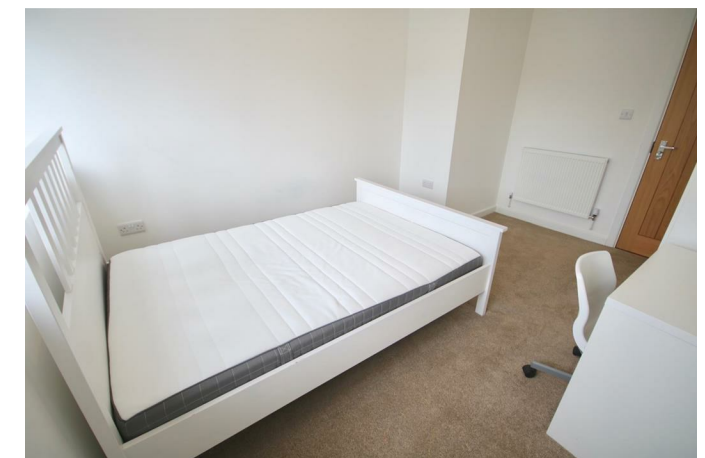
ANTI-MONEY LAUNDERING (AML)

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

SOLICITOR

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	63	63
(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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