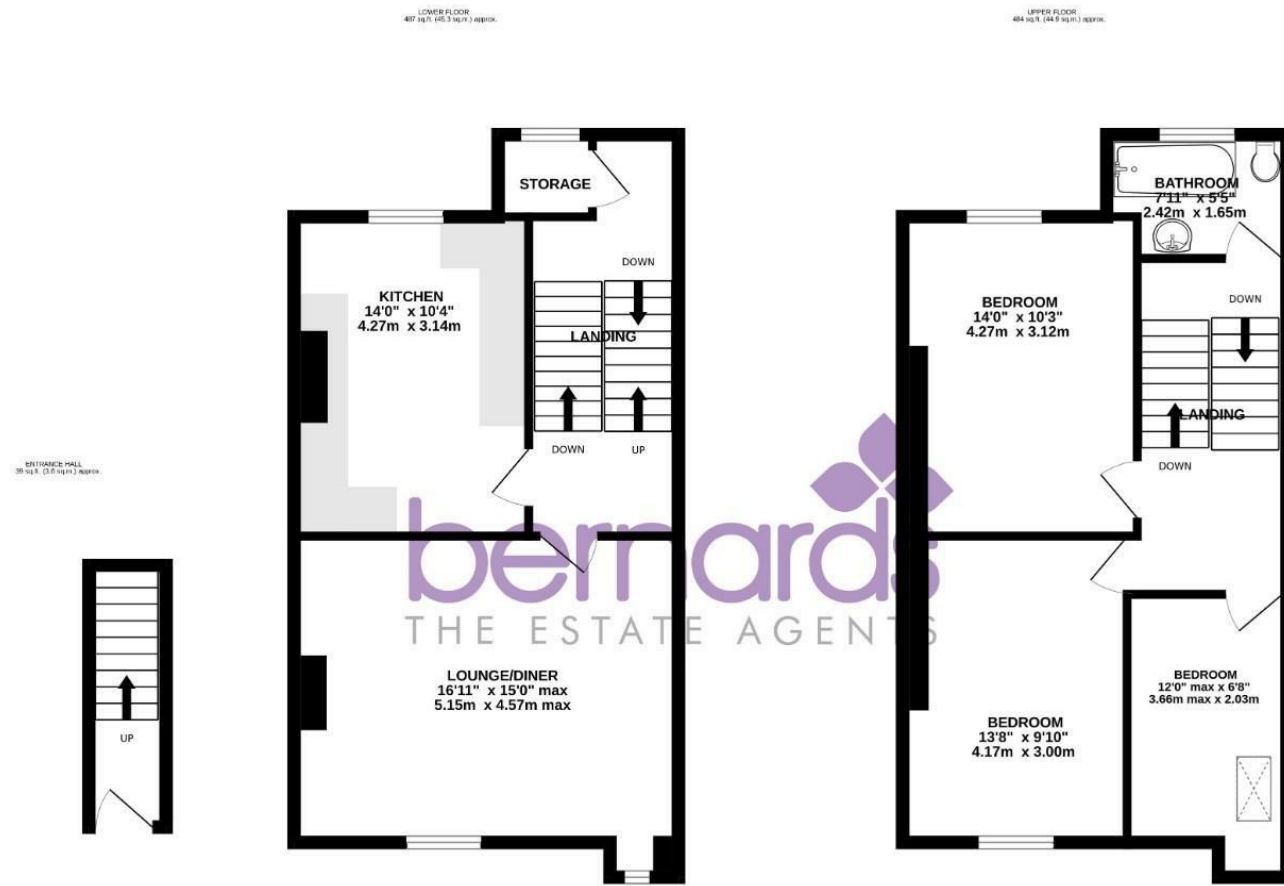


FOR SALE

Asking Price £259,500

St. Andrews Road, Southsea PO5 1EU

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1010 sq.ft. (93.8 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. Made with Metropix ©2023



3 bedrooms, 1 bathroom, 1 lounge/diner

HIGHLIGHTS

- STUNNING APARTMENT
- SPLIT LEVEL ARRANGEMENT
- 3 BEDROOMS
- LOUNGE / DINER
- VIEWS TO ENJOY
- IDEAL FIRST TIME BUY
- GREAT INVESTMENT
- NO ONWARD CHAIN
- SHARE OF FREEHOLD
- INTEGRAL APPLIANCES

** STUNNING SPLIT LEVEL APARTMENT IN POPULAR LOCATION OFFERED CHAIN FREE **

We are delighted to welcome to market this exceptional split level apartment in St Andrews Road. The home has benefitted from many changes over the last few years and it's clear that the owner put some real thought into these.

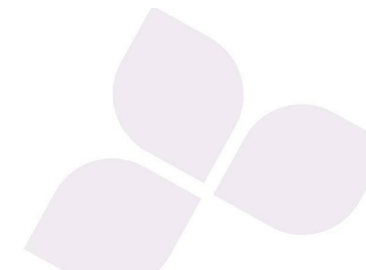
The heart of the home is the fabulous size lounge / diner with a beautiful blend of period features and modern decor. This room comfortably accommodates a sofa and dining table with lovely views outwards to be enjoyed. The kitchen has also been updated to wonderful contemporary design with integrated appliances meaning you can

move in and enjoy the home from day one. The storage space has the plumbing for a 2nd WC if needed.

The apartment has 3 good size bedrooms making this ideal for a couple, small family or someone who needs space to work from home and still accommodate visitors. Again the finish through is exceptional and makes this an attractive proposition as well as a loft space which many apartments struggle to offer.

The location is hugely popular with great links to the seafront and a short walk to the bright lights of Albert Road where you'll find great bars, cafes and places to eat. The home is offered with no onward chain so call us today to arrange your internal inspection

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE / DINER

17'1" x 13'6" (5.21m x 4.11m)

KITCHEN

10'8" x 14'6" (3.25m x 4.42m)

BATHROOM

8'3" x 5'7" (2.51m x 1.70m)

BEDROOM 1

10'9" x 13'8" (3.28m x 4.17m)

BEDROOM 2

14'2" x 9'2" (4.32m x 2.79m)

BEDROOM 3

10'8" x 6'7" (3.25m x 2.01m)

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

COUNCIL TAX BAND B

Portsmouth City Council: Band B

LEASEHOLD INFORMATION

Management Company : Lease Length : 979 years Ground Rent : £0 Service Charge : £0

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.

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.

REMOVAL QUOTES

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.

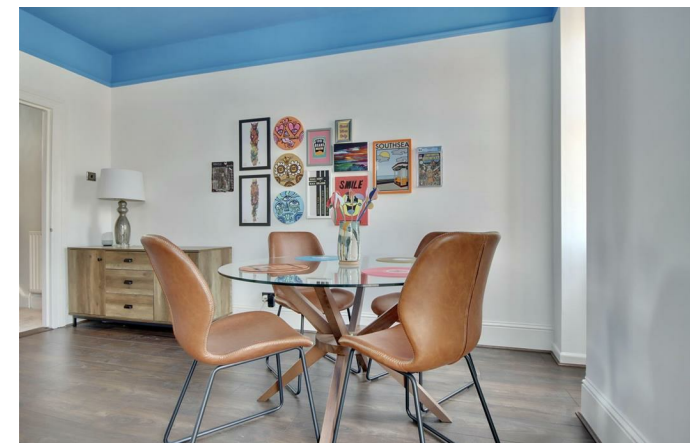
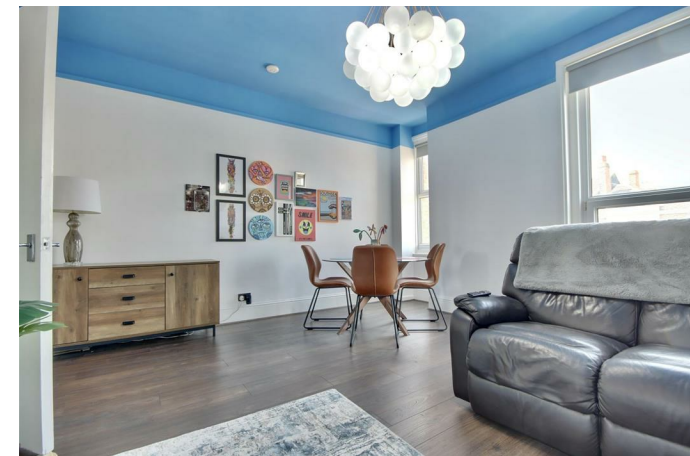
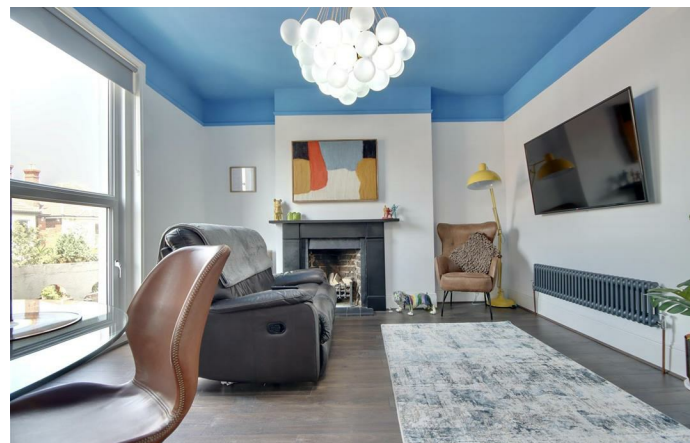
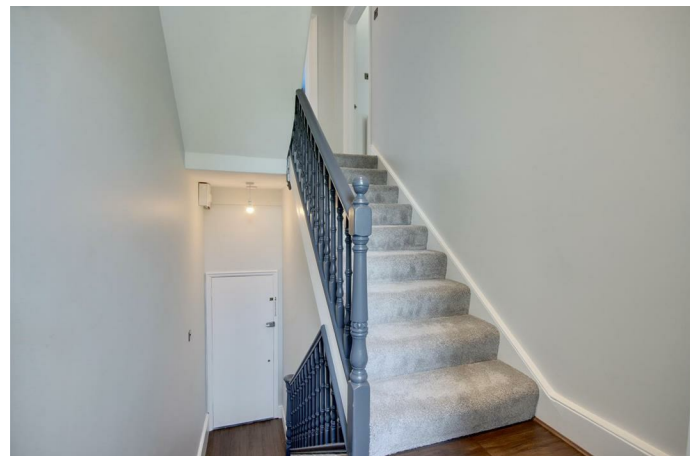
SOLICITOR

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.

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	76
(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	

Scan here to see all our properties for sale and rent



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