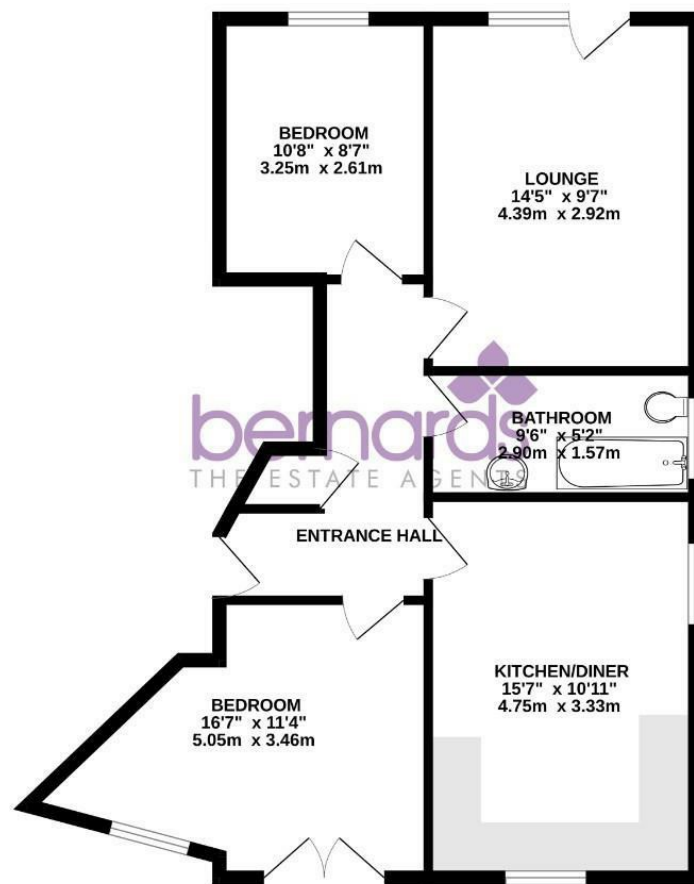


GROUND FLOOR  
688 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA - 688 sq.ft. (64.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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



**FOR SALE**

£100,000

Lion Street, Portsmouth PO1 3AW

**bernards**  
THE ESTATE AGENTS



2 bedrooms, 1 bathroom, 1 living area

## HIGHLIGHTS

- ❖ SHARED OWNERSHIP APARTMENT
- ❖ 50% SHARE AVAILABLE
- ❖ 2 BEDROOMS
- ❖ GROUND FLOOR
- ❖ PRIVATE GARDEN
- ❖ GREAT STEP ON PROPERTY LADDER
- ❖ ELIGIBILITY REQUIREMENTS
- ❖ LOVELY CONDITION
- ❖ CLOSE TO GUNWHARF & THE HARD
- ❖ CALL TO VIEW

**\*\* SHARED OWNERSHIP GROUND FLOOR APARTMENT \*\***

We are delighted to bring to market this shared ownership, ground floor apartment complete with its own PRIVATE REAR GARDEN. Situated in a popular location, this super home is ideal for someone looking to take their first steps on the property ladder.

The property itself is really smart with a sociable kitchen / breakfast room, lounge overlooking the garden, 2 good size bedrooms and

a family bathroom. The garden is low maintenance and ideally positioned for when the summer months arrive.

The location is hugely convenient with it being a short distance to Gunwharf Quays, The Hard, Train Station and Dockyard. As it's shared ownership, there is an option to buy a further percentage of the property should you wish. Call us to view at the earliest opportunity

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



# PROPERTY INFORMATION

**LOUNGE**  
14'5" x 9'7" (4.39m x 2.92m)

**KITCHEN / DINER**  
15'7" x 10'11" (4.75m x 3.33m)

**BEDROOM 1**  
16'7" x 11'4" max (5.05m x 3.45m max)

**BEDROOM 2**  
10'8" x 8'7" (3.25m x 2.62m)

**BATHROOM**  
9'6" x 5'2" (2.90m x 1.57m)

**REAR GARDEN**  
**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 C**  
Portsmouth City Council: BAND C

**LEASEHOLD INFORMATION**  
Management Company : Lease Length : 81 years Management Charge - £17.42 Insurance charge- £23.67 • Service charge - £52.09 • Building fund- £54.94

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.

**RENTAL AMOUNT FOR 50% SHARE**  
£252.12 per calendar month

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

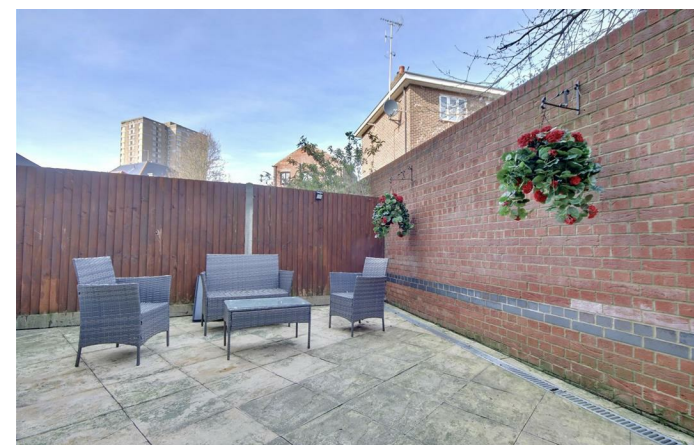
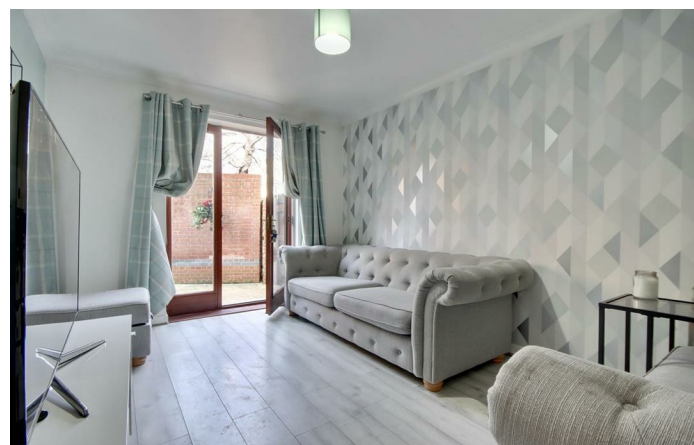
marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**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			
(92-100) A			
(81-91) B			
(69-80) C		70	77
(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	



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