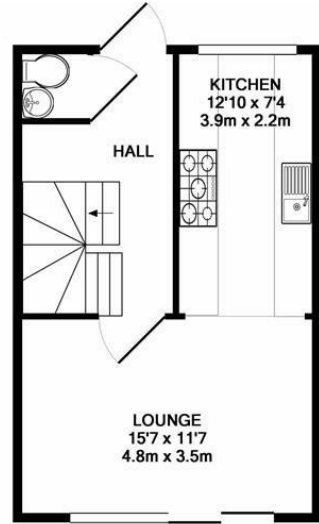


**FOR SALE**

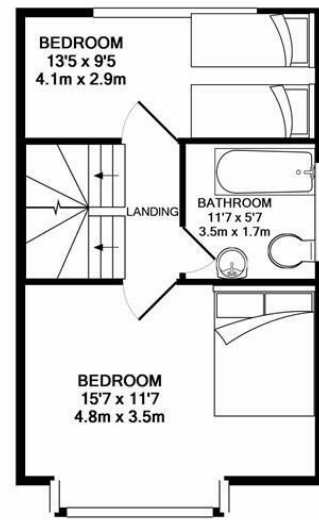
£550,000

Admiral Square, Nelson Road, Hampshire  
PO5 2DQ

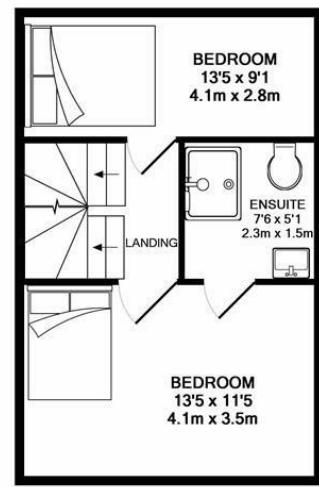
**bernards**  
THE ESTATE AGENTS



GROUND FLOOR  
APPROX. FLOOR AREA 381 SQ.FT.  
(35.4 SQ.M.)

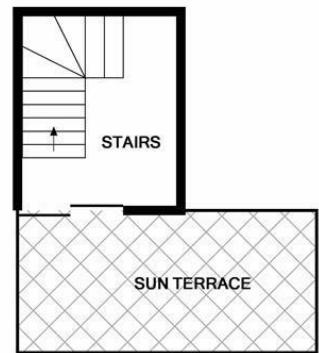


1ST FLOOR  
APPROX. FLOOR AREA 396 SQ.FT.  
(36.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR AREA 381 SQ.FT.  
(35.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1247 SQ.FT. (115.8 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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3RD FLOOR  
APPROX. FLOOR AREA 88 SQ.FT.  
(8.2 SQ.M.)



5 2 1

### HIGHLIGHTS

- FOUR STOREY TOWNHOUSE
- GATED DEVELOPMENT
- CENTRAL SOUTHSEA
- MODERN KITCHEN
- TWO BATHROOMS & WC
- SOUTH FACING GARDEN
- PRIVATE PARKING
- EN-SUITE
- CHAIN FREE
- ROOF TERRACE

PRIVATE GARDEN AND ROOF TERRACE \*\* ALLOCATED PARKING \*\* GATED DEVELOPMENT \*\*

We are delighted to offer this beautifully presented luxury Townhouse in the popular location of Central Southsea. Situated moments from the Palmerston Road shops and only a short walk to the Seafront.

The property consists of four, large double rooms all with fitted mirrored wardrobes, large open plan kitchen/lounge, extra single

bedroom/study area situated next to the roof terrace, luxury family bathroom and en-suite to master. Fully fitted modern kitchen with all integrated white goods, courtyard garden, further benefits include gas central heating, double glazing, roof sun terrace, private parking for one vehicle.

A viewing is a must to appreciate the quality throughout.

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

## LOUNGE

15'8" x 11'5" (4.8 x 3.5)

## KITCHEN

12'9" x 7'2" (3.9 x 2.2)

## BEDROOM

15'8" x 11'5" (4.8 x 3.5)

## BEDROOM

13'5" x 9'6" (4.1 x 2.9)

## BATHROOM

11'5" x 5'6" (3.5 x 1.7)

## BEDROOM

13'5" x 11'5" (4.1 x 3.5)

## BEDROOM

13'5" x 9'2" (4.1 x 2.8)

## ENSUITE

7'6" x 4'11" (2.3 x 1.5)

## 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

## 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!

## COUNCIL TAX BAND D

Portsmouth City Council: BAND D

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		74	83
England & Wales			



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