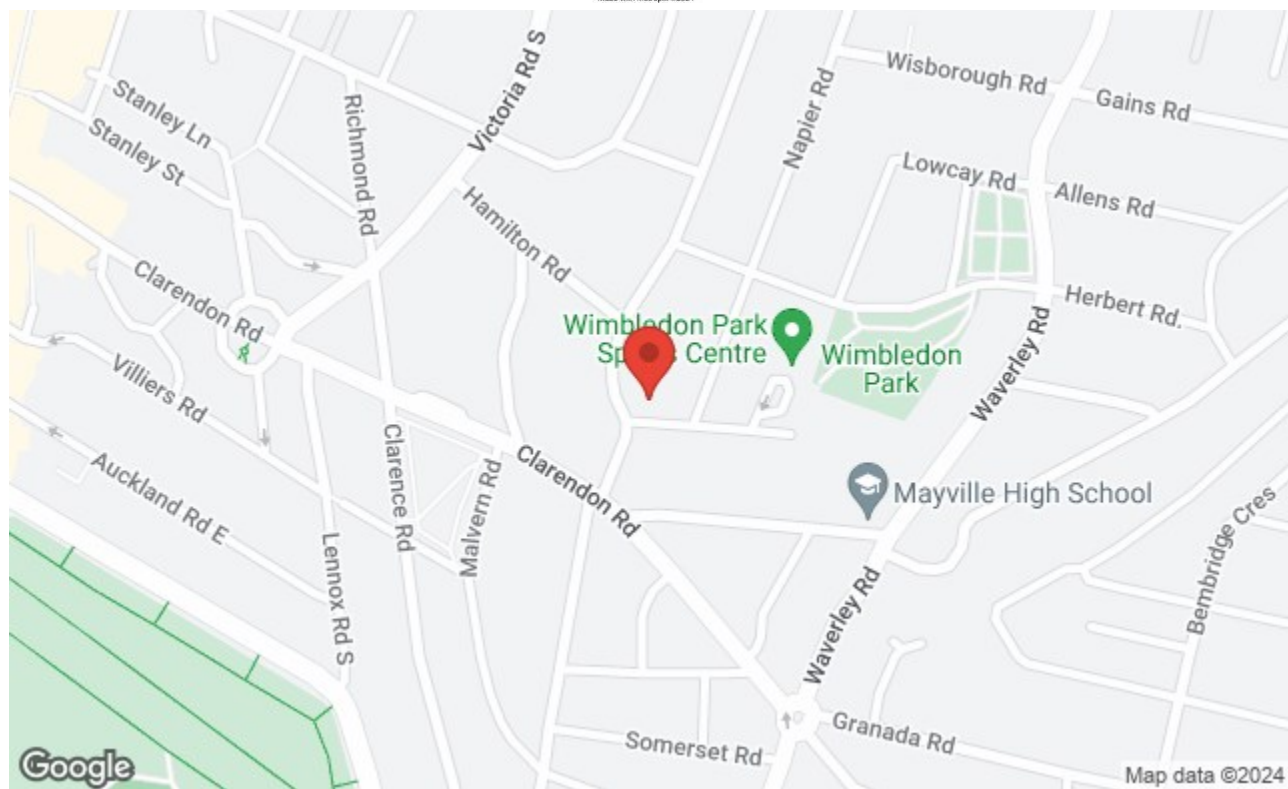


GROUND FLOOR
686 sq ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA - 686 sq ft. (63.7 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the description contained herein, measurements of floors, 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 Herapic ©2024.



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



Offers In Excess Of £260,000

Taswell Road, Southsea PO5 2RG



HIGHLIGHTS

- ❖ GARDEN FLAT
- ❖ TWO BEDROOMS
- ❖ CENTRAL SOUTHSEA
- ❖ BEAUTIFULLY PRESENTED
- ❖ IDEAL FIRST TIME BUY
- ❖ FULL OF CHARACTER
- ❖ GROUND FLOOR
- ❖ MODERN BATHROOM
- ❖ LONG LEASE
- ❖ CALL TO VIEW

**** EXCEPTIONAL GARDEN FLAT IN PRIME SOUTHSEA LOCATION ****

This beautiful garden flat in Taswell Road presents a wonderful opportunity for first time buyers and anyone hoping for a property in central Southsea boasting outside space.

The property is immaculate throughout and holds bundles of character. Internally, the flat holds a large bay front lounge, two double bedrooms, a modern bathroom, a separate WC and fitted kitchen. The

garden offers rear access and plenty of privacy.

Located within walking distance of the seafront, viewing is highly advised to avoid missing out.

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



PROPERTY INFORMATION

LOUNGE
17'3" x 12'1" (5.26 x 3.70)

KITCHEN
9'11" x 7'10" (3.04 x 2.41)

BATHROOM
8'11" x 5'1" (2.72 x 1.55)

BEDROOM
13'3" x 10'3" (4.04 x 3.14)

BEDROOM
13'6" x 6'7" (4.12 x 2.03)

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 A

Portsmouth City Council: BAND A

LEASEHOLD INFORMATION

Lease Length: 156 Years Ground Rent: £0.00 Service Charge: £1,569.00

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 -

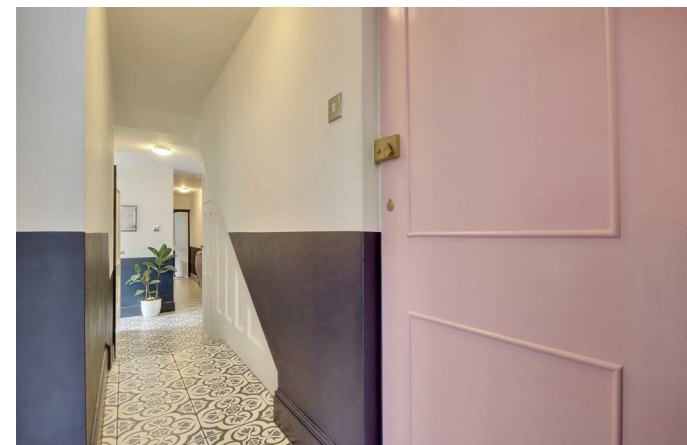
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	
(81-91) B	
(69-80) C	73
(55-68) D	60
(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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