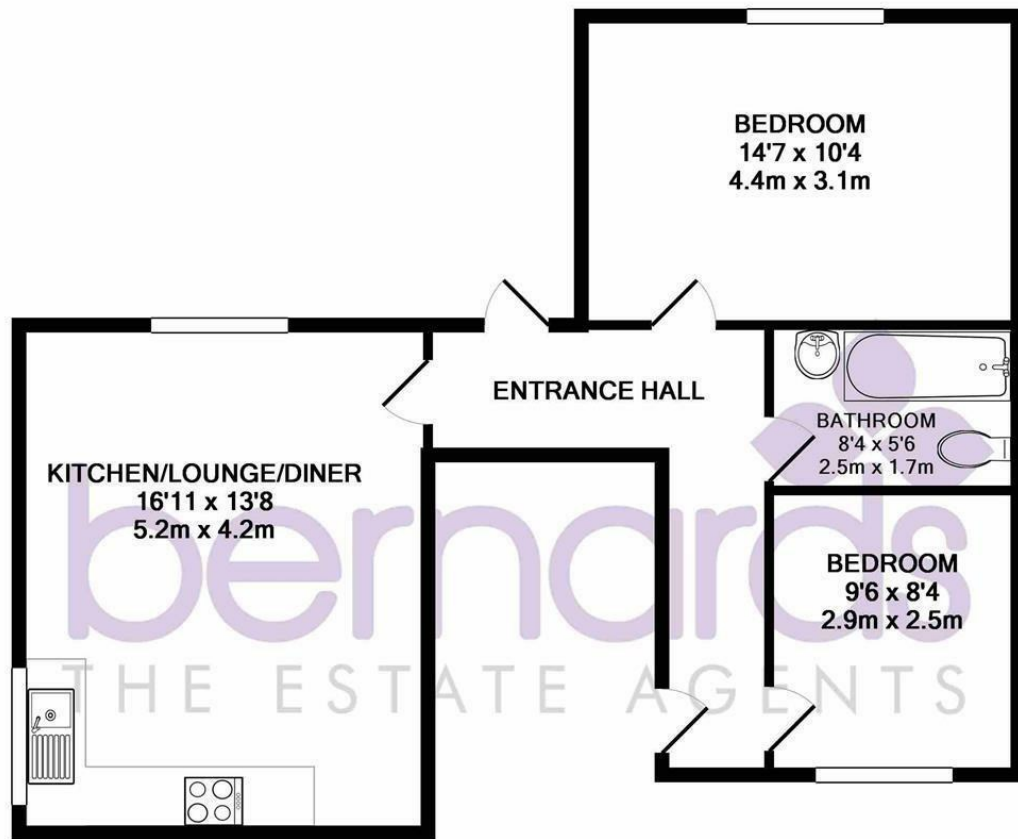


FOR SALE

£187,500

Dunbar Road, Southsea PO4 8HQ

bernards
THE ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 593 SQ.FT. (55.1 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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2 1 1

HIGHLIGHTS

- ❖ STUNNING APARTMENT
- ❖ 2 BEDROOMS
- ❖ GROUND FLOOR
- ❖ OPEN PLAN LIVING
- ❖ OFFERED CHAIN FREE
- ❖ COMMUNAL GARDEN
- ❖ BIKE STORE
- ❖ IDEAL FIRST TIME BUY
- ❖ SUPER INVESTMENT
- ❖ CALL TO VIEW

**** FANTASTIC GROUND FLOOR APARTMENT OFFERED CHAIN FREE ****

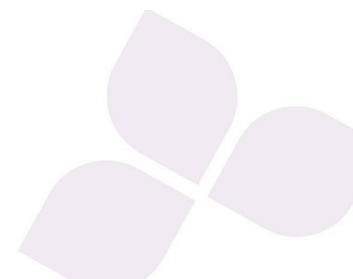
We are delighted to offer for sale this superb ground floor apartment in a really convenient location. Situated in Dunbar Road, this modern development offers the perfect blend of great decor, bright rooms and a really sociable layout.

The heart of the home is undoubtedly the open plan lounge / kitchen / dining area. This wonderful room offers an abundance of space to comfortably accommodate your sofa and a dining table whilst still being able to socialise with friends or family when they visit.

Bedroom 1 is a lovely size whilst the 2nd bedroom is currently operating as a guest space and further wardrobe space. The bathroom is still in lovely condition whilst you have your own access from the apartment into the communal garden space complete with bike store.

The location is very convenient with great access down to Southsea seafront as well as a small parade of shops within striking distance. You have Bransbury Park on your door step for dog walks or exercise as well. Offered Chain Free, this is a wonderful opportunity that must be viewed.

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

KITCHEN / LOUNGE / DINER
16'11" x 13'8" (5.16m² x 4.17m²)

BEDROOM 1
14'7" x 10'4" (4.45m² x 3.15m²)

BEDROOM 2
9'6" x 8'4" (2.90m² x 2.54m²)

BATHROOM
8'4" x 5'6" (2.54m² x 1.68m²)

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 : 116 YEARS Ground Rent & Service Charge : CIRCA £1250 PER ANNUM 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		78	78
(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		England & Wales	



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