

£300,000

Admiralty Road, Portsmouth PO1
3GW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ TWO BALCONIES
- ❖ OFF ROAD PARKING
- ❖ 27FT KITCHEN/LOUNGE
- ❖ OFFERED CHAIN FREE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ AMPLE BUILT IN STORAGE
- ❖ A MUST VIEW
- ❖ REQUESTED LOCATION

ARRANGED OVER APPROXIMATELY 923 SQUARE FEET

We are delighted to welcome to the market, this beautifully positioned two double bedroom apartment, situated in the Admiralty Quarter with fantastic city views

Not only does the apartment offer amazing views but it also offers allocated parking and benefits from being finished to a very high standard

The property boasts a beautiful, open plan kitchen/lounge/diner, measuring over 27ft it includes dual aspect windows, luxury kitchen units, built in storage and access to one of the property's two balconies.

While the living accommodation a great size, the sleeping accommodation offers two good size double bedrooms and due to the the elevated position you can enjoy a bright and airy flat throughout.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind in the properties master bathroom.

You really need to come and view this property to fully appreciate what it has to offer. It also has a parking space in the secure residents car park.

To register your interest and book a viewing, call 023 92728 099

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





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PROPERTY INFORMATION

EXTERNALS AND PARKING

Secure car park, allocated space accessed via fob entry system. Intercom access into block, with lift to 4th floor with access to front door.
24 Hour Concierge service from the main Admiralty Tower

KITCHEN/LOUNGE/DINER

27'11" x 18'8" (8.51m x 5.69m)
Laminate flooring to the lounge/diner, smooth walls and ceilings, electric wall mounted heater, power points, built in storage, aluminium double glazed window to the front and side elevation, with door onto balcony. The kitchen is fitted with tiled flooring, along with a matching range of base and wall units with space and plumbing for appliances

BEDROOM ONE

17'7" x 15'5" (5.36m x 4.70m)
Laminate flooring, smooth walls and ceilings, electric wall mounted heater, power points, built in storage, aluminium double glazed window to the front and side elevation, with door onto balcony, access to ensuite

ENSUITE

6'6" x 6'9" (1.98m x 2.06m)
Tile flooring and splash backs, heated towel rail, shower cubicle, inset wall shelving, wash basin and toilet

BEDROOM TWO

11'7" x 9'10" (3.53m x 3.00m)
Laminate flooring, smooth walls and ceilings, electric wall mounted heater, power points, built in storage, aluminium double glazed window to the side elevation.

BATHROOM

6'6" x 6'11" (1.98m x 2.11m)
Tile flooring and splash backs, heated towel rail, panel bath with shower over, inset wall shelving, wash basin and toilet

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

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.

Council Tax Band D

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!

Leasehold Information

Management Company : Lease Length : 138 Years Ground Rent : £100 Per quarter Service Charge : Approx £2000 per 6-months

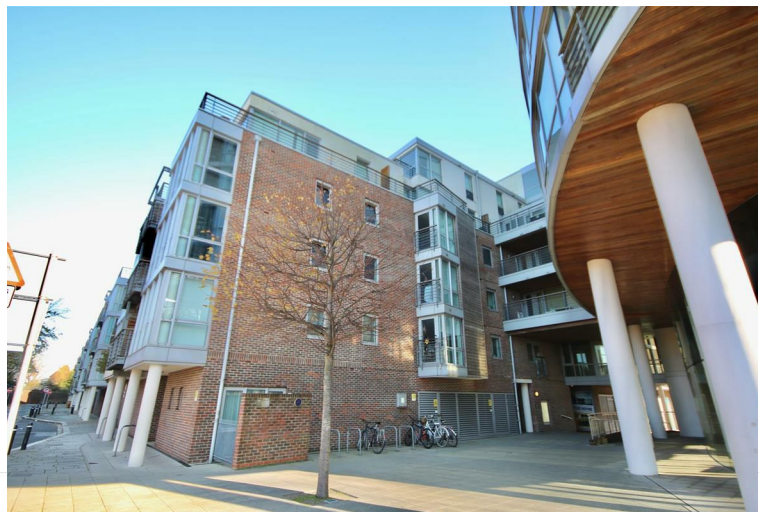
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on 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.

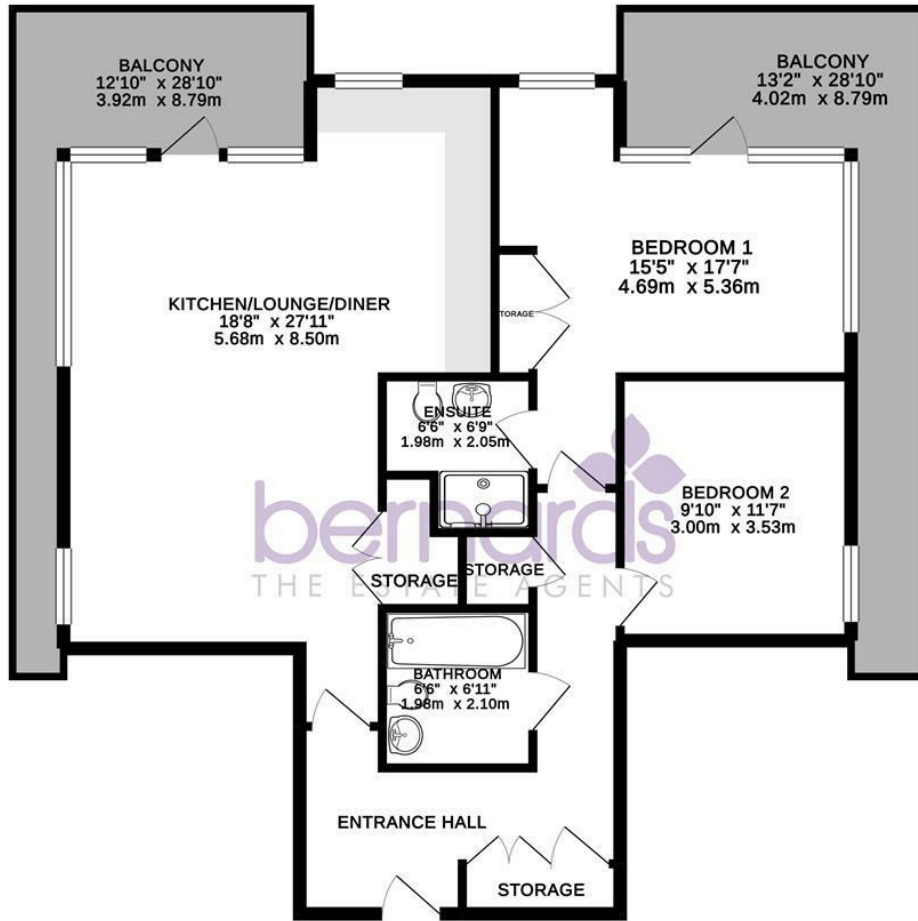
Solicitor

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 plus)	A		
(81-91)	B		
(69-80)	C	72	78
(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	





TOTAL FLOOR AREA : 923 sq. ft. (85.7 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.

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