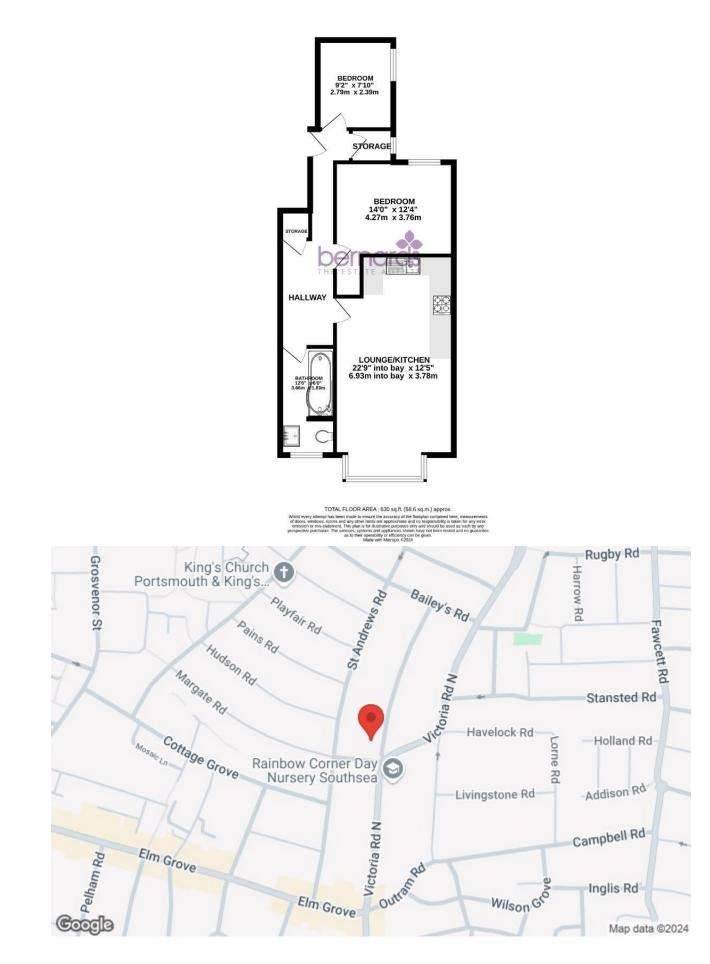
FIRST FLOOR 630 sq.ft. (58.6 sq.m.) approx



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

£210,000 FOR

St. Davids Road, Southsea PO5 1QH



HIGHLIGHTS	
IRST FLOOR APARTMENT	
📥 TWO BEDROOMS	
📣 OPEN PLAN LIVING	
🔥 POPULAR LOCATION	
📣 IDEAL FRST TIME BUY	
🔥 GREAT INVESTMENT	
🔥 CLOSE TO STATION	
NO ONWARD CHAIN	

CALL TO VIEW

.

\*\* GREAT APARTMENT OFFERED CHAIN FREE IN POPULAR LOCATION

We are delighted to offer for sale this well appointed two bedroom apartment in ever popular St Davids Road. With good size accommodation and offered with no onward chain, this superb opportunity for either a First Time Buyer or Investor is not one to be missed

As you make your way up the stairs to the property, you'll be taken a back by the size of the rooms. Two double bedrooms, a great size bathroom space and an exceptional open plan

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lounge / kitchen / dining area, this really is an apartment offering much more than the average.

The home also has proved to be a superb investment with it being rented out for a period of time, There are communal parking spaces for the building as well as a really convenient location offering a short walk to the vibrant Albert Road as well as short journeys to the train station, Gunwharf Quays and Southsea seafront.

With no onward chain, we look forward to hearing from you for an internal inspection.



# **PROPERTY INFORMATION**

LOUNGE / KITCHEN 22'9" x 12'5" max (6.93m" x 3.78m"

max ) **BEDROOM 1** 

14'0" x 12'4" (4.27m" x 3.76m")

BEDROOM 2 9'2" x 7'10" (2.79m" x 2.39m")

BATHROOM 12'0" x 6'0" (3.66m" x 1.83m")

### 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 **BERNARDS MORTGAGE &** AML check being completed

#### COUNCIL TAX BAND A Portsmouth City Council: BAND A

#### LEASEHOLD INFORMATION

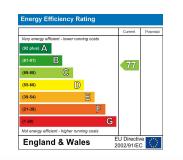
Management Company : Lease Length : Ground Rent : Service Charge : Please note that Bernard's Estate competitively priced, and we can help Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been through. provided to us from the Seller. Your solicitor will check all of the above If you're looking for advice on during the conveyancing process and borrowing power, what interest rates 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 auotation.

#### 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

## 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 advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling

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!

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