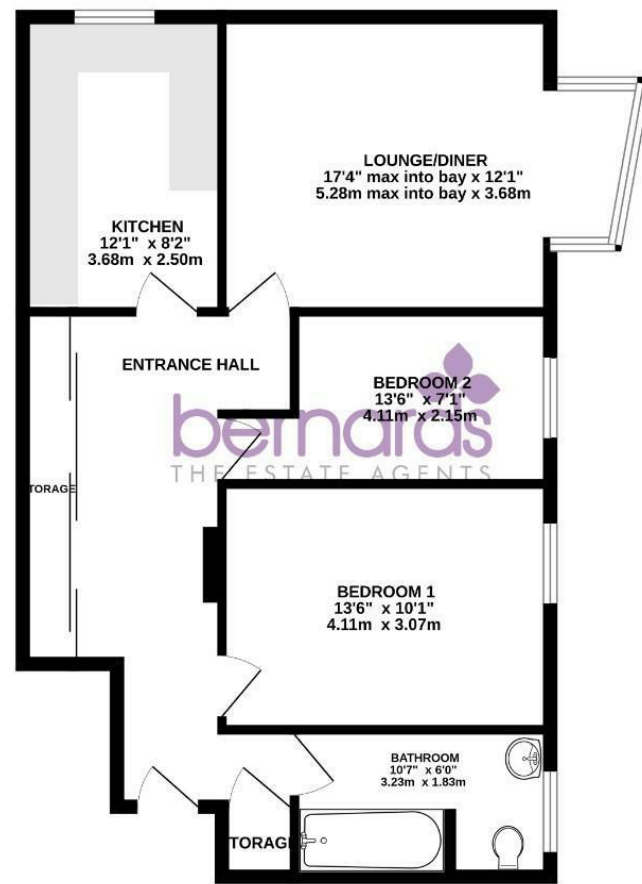
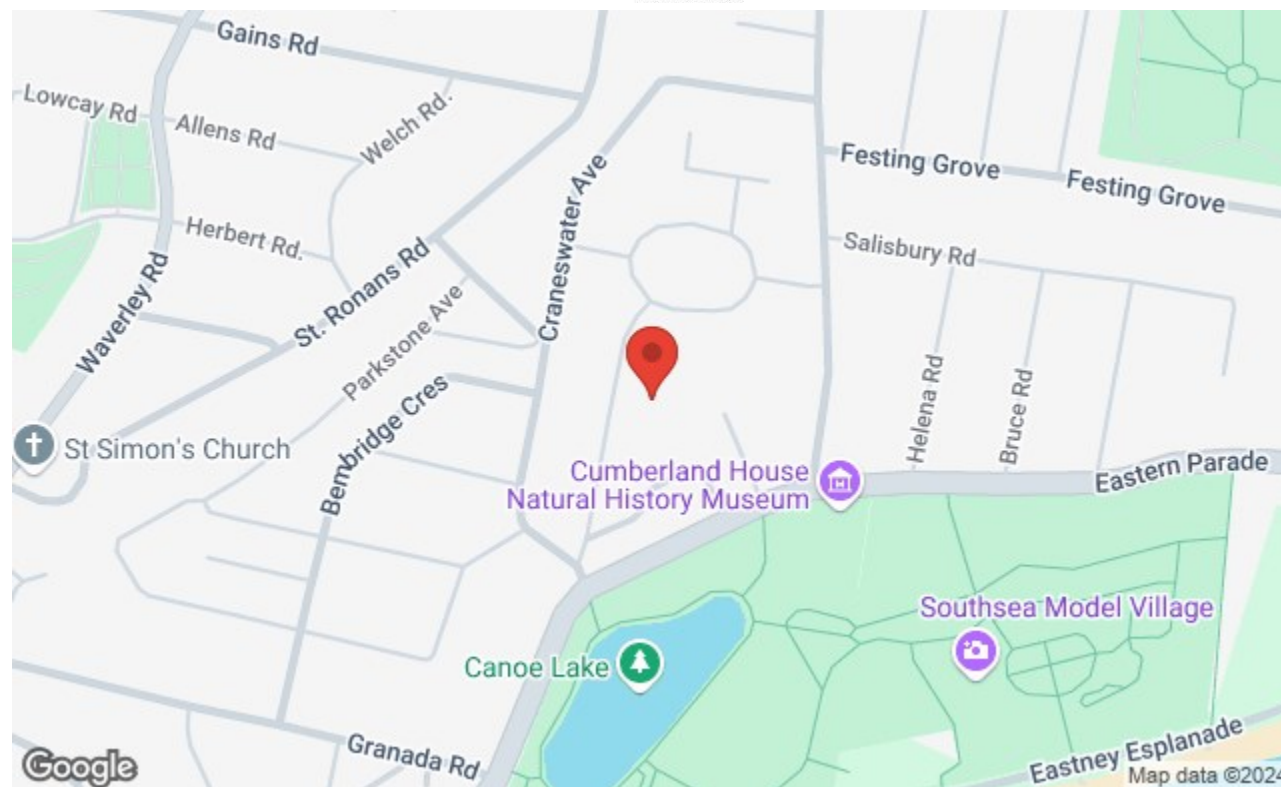


1ST FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 736 sq.ft. (68.4 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
 t: 02392 864 974



£250,000

Craneswater Park, Southsea PO4 0NX



## HIGHLIGHTS

- ❖ CHAIN FREE
- ❖ ALLOCATED PARKING
- ❖ IDEAL FIRST TIME BUY
- ❖ REQUESTED LOCATION
- ❖ PURPOSE BUILT BLOCK
- ❖ CLOSE TO CANOE LAKE
- ❖ LIFT ACCESS
- ❖ INVESTMENT OPPORTUNITY
- ❖ BEAUTIFULLY PRESENTED
- ❖ CALL TO VIEW

**\*\* ALLOCATED PARKING \*\* CHAIN FREE \*\***

Come and view this beautifully presented flat, situated in a truly central location in Southsea. Walk out the door to enjoy everything that Southsea has to offer. The property is bright and spacious and has a lovely ambience throughout making it a great place to live.

Internally, the apartment is beautifully presented throughout and consists of two generous

bedrooms, a bay fronted lounge, and a modern kitchen and bathroom. The property further benefits from ample built in storage in the wide hallway.

Situated in a purpose built block in the sought after Craneswater Park, we strongly advise viewing at the earliest opportunity.

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





# PROPERTY INFORMATION

**LOUNGE/DINER**  
17'3" x 12'0" (5.28 x 3.68)

**KITCHEN**  
12'0" x 8'2" (3.68 x 2.50)

**BATHROOM**  
10'7" x 6'0" (3.23 x 1.83)

**BEDROOM**  
13'5" x 10'0" (4.11 x 3.07)

**BEDROOM**  
13'5" x 7'0" (4.11 x 2.15)

## 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

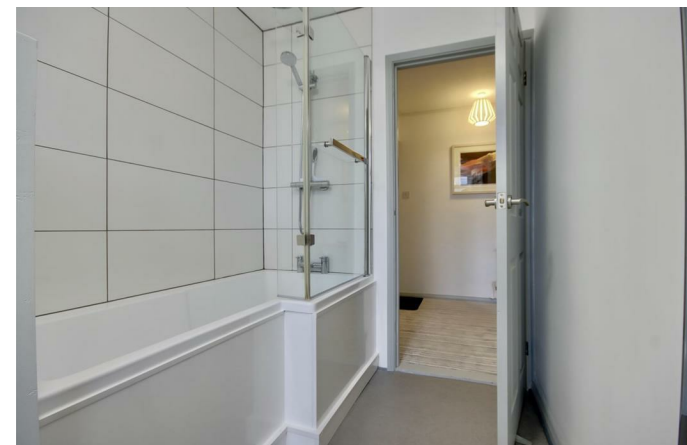
Lease Length: 138 Years Ground Rent: £70.00 Service Charge: £1,750.00 Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service

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		75	79
(81-91) B			
(69-80) C			
(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	



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