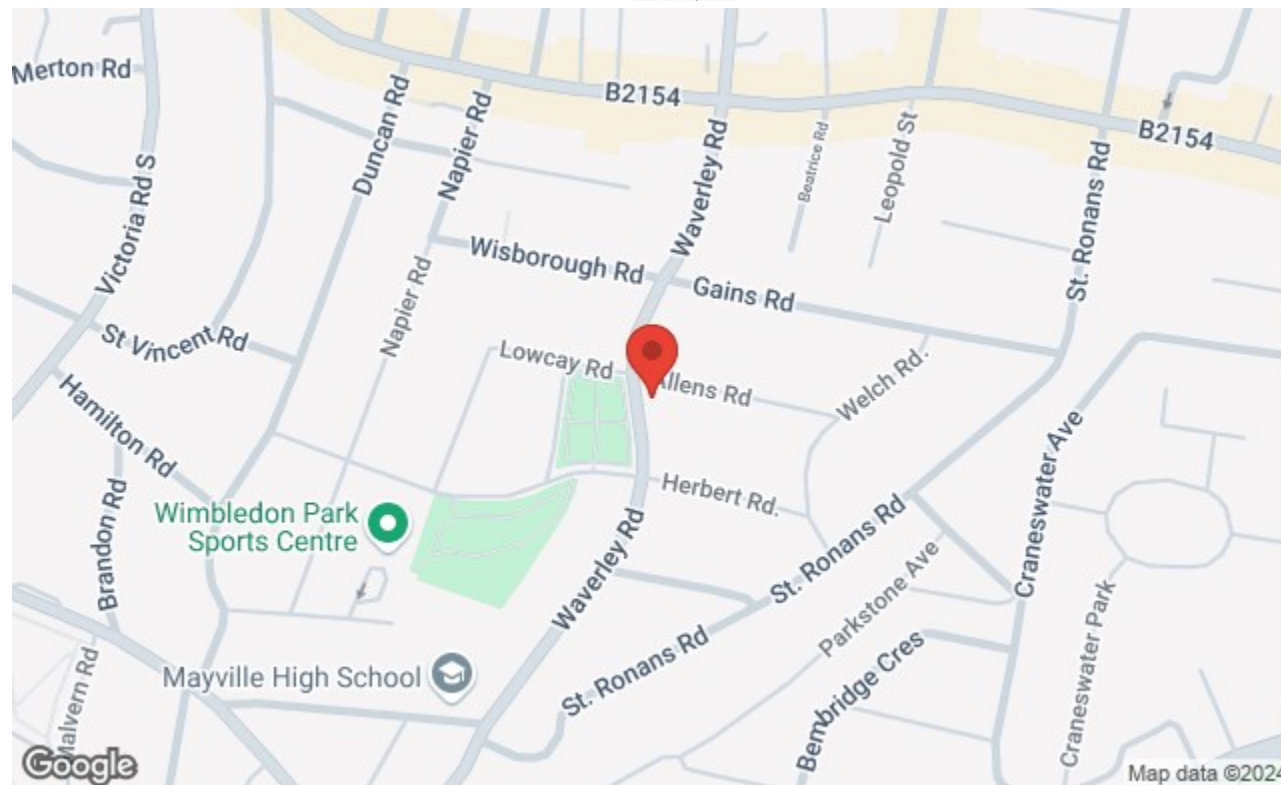


1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description 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.  
Made with Metropix CS24



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



£175,000

Waverley Road, Southsea PO5 2PP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ TWO BEDROOM
- ❖ CHAIN FREE
- ❖ SHARE OF FREEHOLD
- ❖ OPEN PLAN KITCHEN/ LIVING SPACE
- ❖ IDEAL FOR FIRST TIME BUYERS
- ❖ GREAT INVESTMENT
- ❖ CLOSE TO SEAFRONT
- ❖ CLOSE TO AMENITIES
- CALL TO VIEW

**\*\* CHAIN FREE TWO BEDROOM FLAT IN CENTRAL LOCATION \*\***

We are delighted to bring to the market this well presented first floor, two bedroom flat located in the popular Southsea area. Having been a superb investment for many years, this property would be ideal for a buy to let investor or a first time buyer. This apartment also comes with a share of the freehold.

The property has a spacious lounge/ kitchen/ dining area to the rear with plenty of work surface

space in the kitchen area. Two good size double bedrooms with large windows allowing for plenty of light, are split by a fitted three piece bathroom.

An early viewing is highly recommended!

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



# PROPERTY INFORMATION

**KITCHEN/ LOUNGE/ DINER**  
16'3" x 13'10" (4.96m x 4.24m)

**BEDROOM ONE**  
12'7" x 10'10" (3.85 x 3.32)

**BEDROOM TWO**  
12'7" x 9'1" (3.85 x 2.77)

**BATHROOM**  
7'10" x 4'5" (2.39 x 1.37)

## 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!

## LEASEHOLD INFORMATION

Lease Length : 88 years Ground Rent : Management fee: £300 per annum Building Insurance:

£296.14 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 -

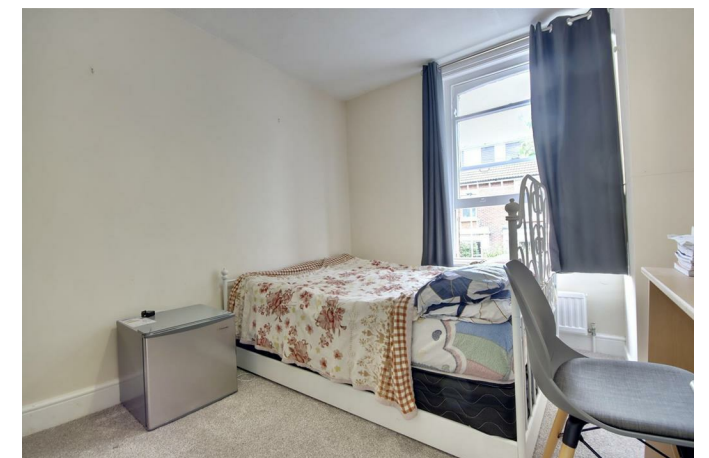
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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.



Energy Efficiency Rating	
Current	Potential
72	80

Very energy efficient - lower running costs  
(92-100) A  
(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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Call today to arrange a viewing  
02392 864 974  
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