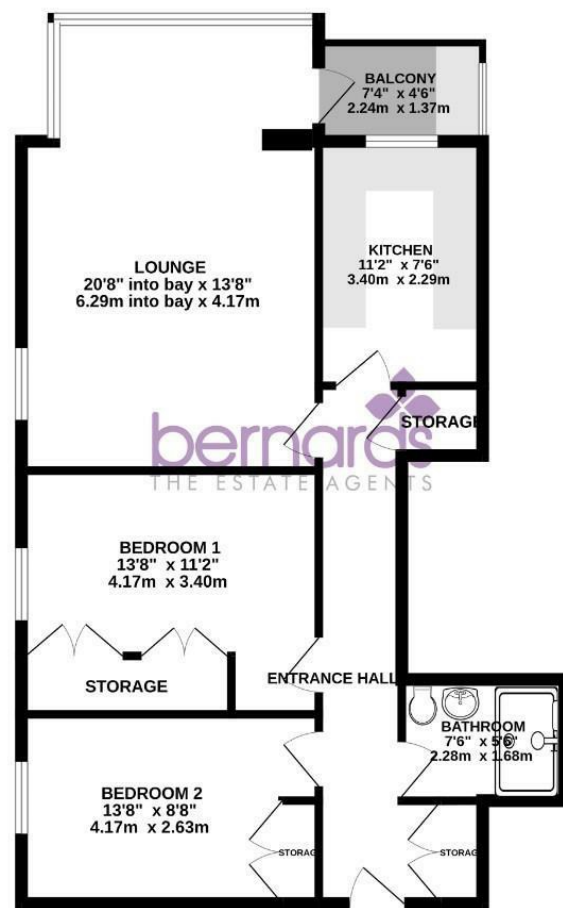
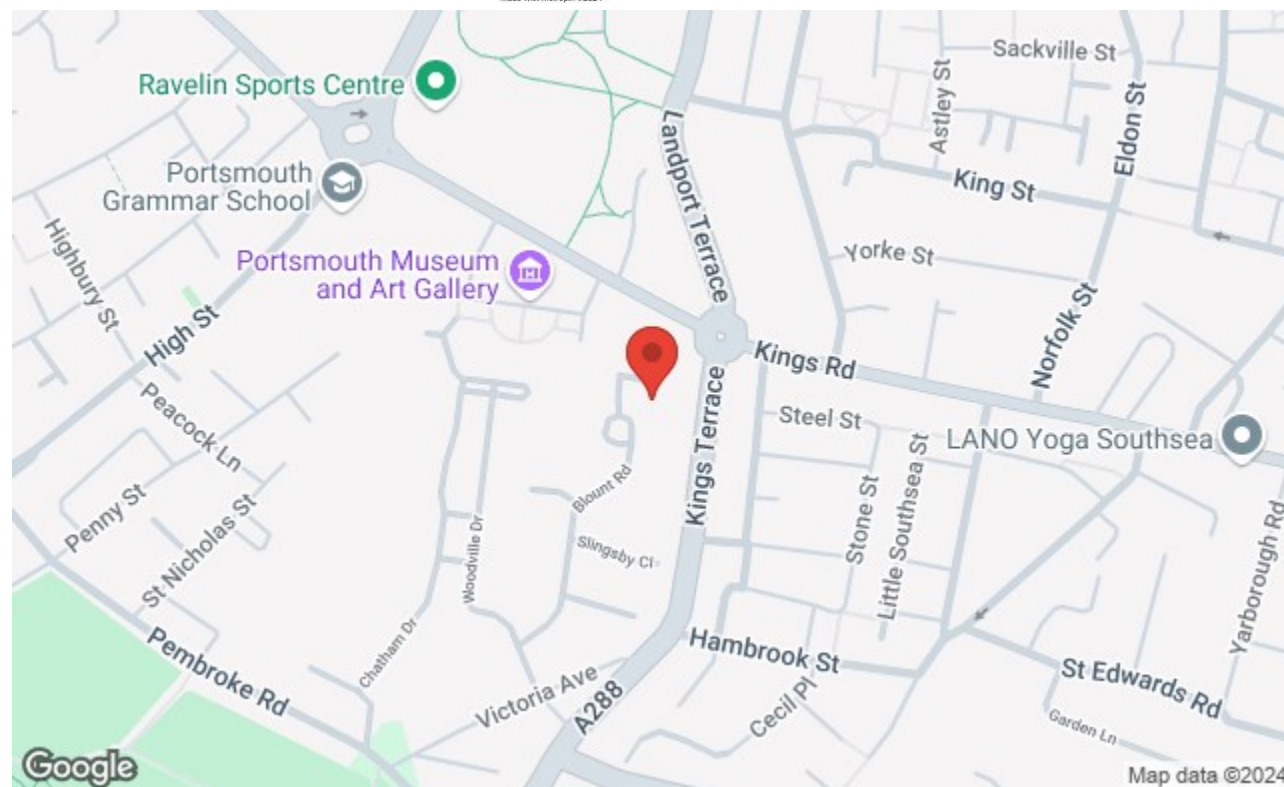


2ND FLOOR
785 sq.ft. (72.9 sq.m.) approx.



TOTAL FLOOR AREA - 785 sq.ft. (72.9 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



FOR SALE

£270,000

Blount Road, Portsmouth PO1 2TN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR APARTMENT
- ❖ NO ONWARD CHAIN
- ❖ 2 BEDROOMS
- ❖ LARGE LOUNGE
- ❖ BALCONY
- ❖ ALLOCATED PARKING
- ❖ PEMBROKE PARK LOCATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ GREAT INVESTMENT
- CALL TO VIEW

**** IMPRESSIVE SIZE APARTMENT WITH BALCONY & PARKING IN PEMBROKE PARK ****

We are pleased to bring to market this large 2 bed apartment in requested gated Pembroke Park Offered CHAIN FREE, this well proportioned apartment also comes with parking and sits within a highly regarded location that many crave.

A large reception room offers an abundance of space which will more than accommodate both a suite and dining table and there is a balcony to enjoy when the weather allows. Both bedrooms are of a good size whilst

the bathroom and kitchen are both in good order allowing this to be resided in or rented. It has been a good investment over time for the current owners.

The building is very popular with it being in a gated area yet offering fantastic proximity to the seafront. You have a short walk into central Southsea for the social side of the area, lovely green area to enjoy and take in the sea breeze as well as enjoying the promenade. A superb opportunity that must be viewed to be appreciated.

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



PROPERTY INFORMATION

LOUNGE
20'8" x 13'8" (6.30m" x 4.17m")

BALCONY
7'4" x 4'6" (2.24m" x 1.37m")

KITCHEN
11'2" x 7'6" (3.40m" x 2.29m")

BEDROOM 1
13'8" x 11'2" (4.17m" x 3.40m")

BEDROOM 2
13'8" x 8'8" (4.17m" x 2.64m")

BATHROOM
7'6" x 5'6" (2.29m" x 1.68m")

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 D
Portsmouth City Council: BAND D

LEASEHOLD INFORMATION
Management Company : Lease Length : 991 Ground Rent : n/a Service Charge : 2496 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			
(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		76	80
England & Wales			



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