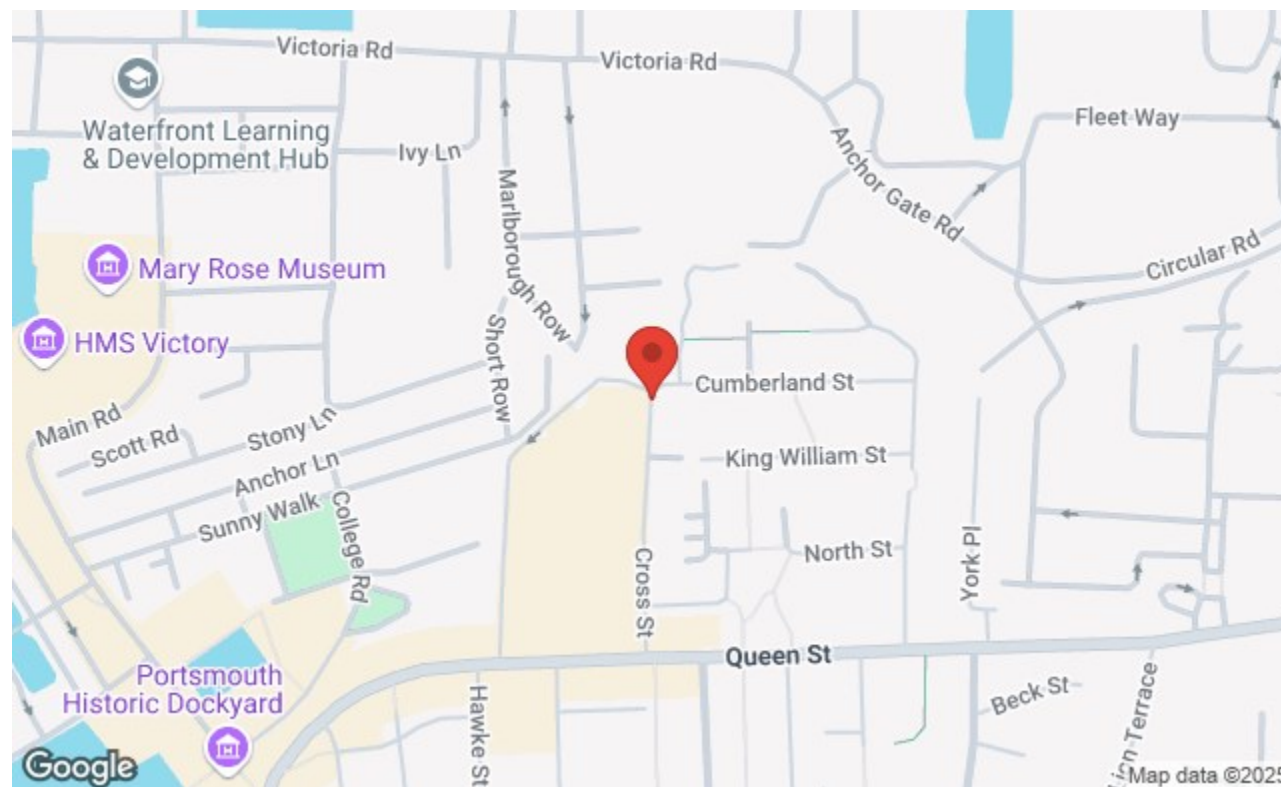


£240,000

Cross Street, Portsmouth PO1 3FT

**bernards**  
THE ESTATE AGENTS



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



## HIGHLIGHTS

- ❖ GROUND FLOOR
- ❖ ALLOCATED PARKING
- ❖ CHAIN FREE
- ❖ TWO DOUBLE BEDROOMS
- ❖ IMMACULATE
- ❖ CLOSE TO GUNWHARF QUAYS
- ❖ MODERN BLOCK
- ❖ BATHROOM & EN-SUITE
- ❖ BALCONY
- ❖ IDEAL FIRST TIME BUY

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

We are delighted to welcome to the sales market, this modern two bedroom apartment on the ground floor in the popular Pennant House.

Situated in a sought after location, in close proximity to Gunwharf Quays and benefitting from being finished to a very good standard and is offered with parking, this fantastic apartment must be seen!

Having been used as the show-flat when the block was built, internally the property consists of a spacious

lounge, which has access to the balcony and is also open plan to the modern fitted kitchen with granite work tops.

The flat has two spacious double bedrooms, both of which are flooded with natural light and an en-suite.

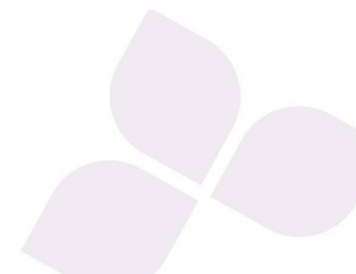
Completing the property is the fitted bathroom, which is finished to a wonderful standard.

We strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

LOUNGE

KITCHEN

BATHROOM

BEDROOM

BEDROOM

## 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 C

Portsmouth City Council: £1137.00  
Police & Crime Commissioner: £147.08  
Combined Fire Authority: £56.75  
Total: £1340.83

## LEASEHOLD INFORMATION

Lease Length: 118 Years  
Ground Rent: £230.00  
Service Charge: £1,956.00  
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 plus) A		
(81-91) B	84	84
(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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