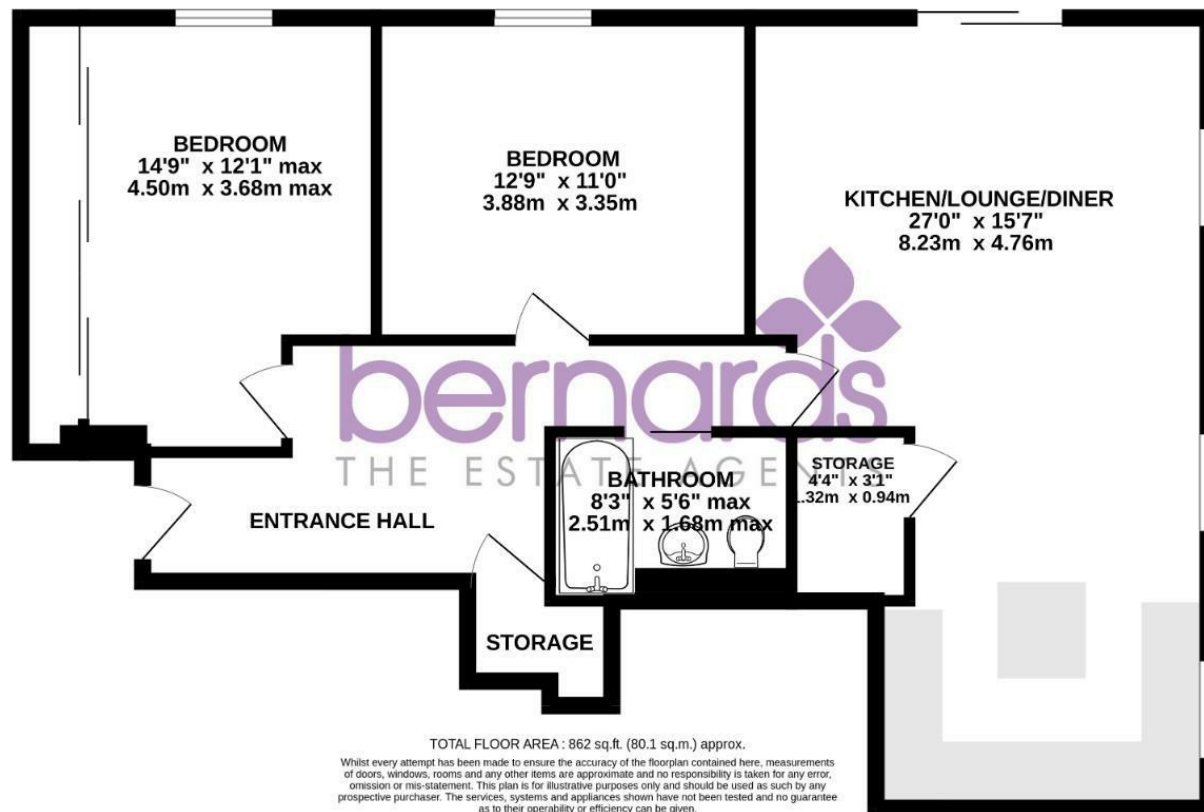


UPPER GROUND FLOOR  
862 sq.ft. (80.1 sq.m.) approx.



**FOR SALE**

£195,000

Clarendon Road, Southsea PO5 2LA

**bernards**  
THE ESTATE AGENTS



2 1 1

## HIGHLIGHTS

- PURPOSE BUILT APARTMENT
- ALLOCATED PARKING
- TWO BEDROOMS
- OPEN PLAN KITCHEN
- LARGE ACCOMMODATION
- NO ONWARD CHAIN
- ACCESS TO TERRACED GARDEN
- CENTRAL LOCATION
- CLOSE TO SEAFRONT
- CALL TO VIEW

**\*\* LARGE TWO BEDROOM APARTMENT WITH PARKING AND NO ONWARD CHAIN \*\***

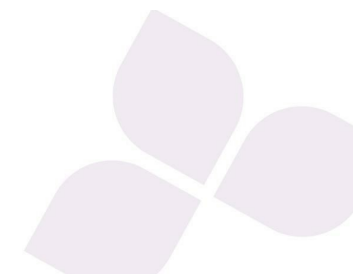
We are pleased to offer for sale this deceptively large property in Tower House, Clarendon Road. Situated on the ground floor, this two bedroom apartment is offered with NO ONWARD CHAIN and is available to CASH BUYERS ONLY.

The accommodation comprises an open plan lounge / kitchen / diner arrangement with patio door access to a garden terrace area.

Both bedrooms are a good size and will accommodate a double bed. A family bathroom is also on hand as well as an underground parking space.

The location is hugely convenient with it being a short distance from central; Southsea shops, cafes and restaurants around Palmerston Road whilst the seafront can be found after a short stroll. With no chain, this is a great chance for your own home or investment.

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



Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**KITCHEN / LOUNGE / DINER**  
27'0" x 15'7" (8.23m" x 4.75m")

**BEDROOM 1**  
14'9" x 12'1" max (4.50m" x 3.68m" max )

**BEDROOM 2**  
12'9" x 11'0" (3.89m" x 3.35m")

**BATHROOM**  
8'3" x 5'6" (2.51m" x 1.68m")

**ALLOCATED UNDERGROUND PARKING SPACE**

**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 X BAND**

## LEASEHOLD INFORMATION

Management Company : Lease Length : 107 YEARS Ground Rent : N/A Service Charge : £1980 PER ANNUM TO INCLUDE WATER RATES 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.

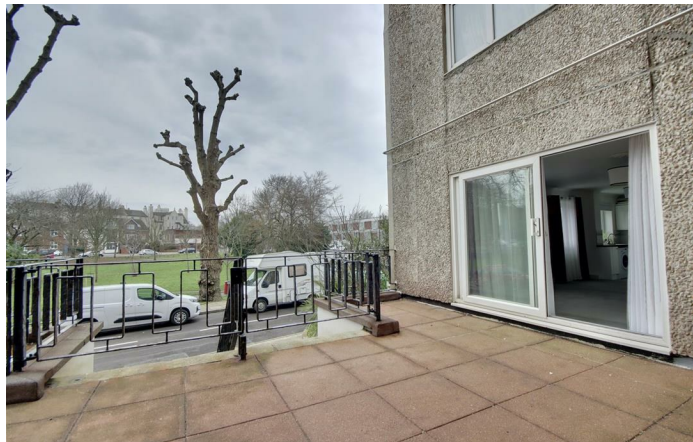
## SOLICITOR

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	68	69
(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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