

## Duncan Road, Southsea, PO5

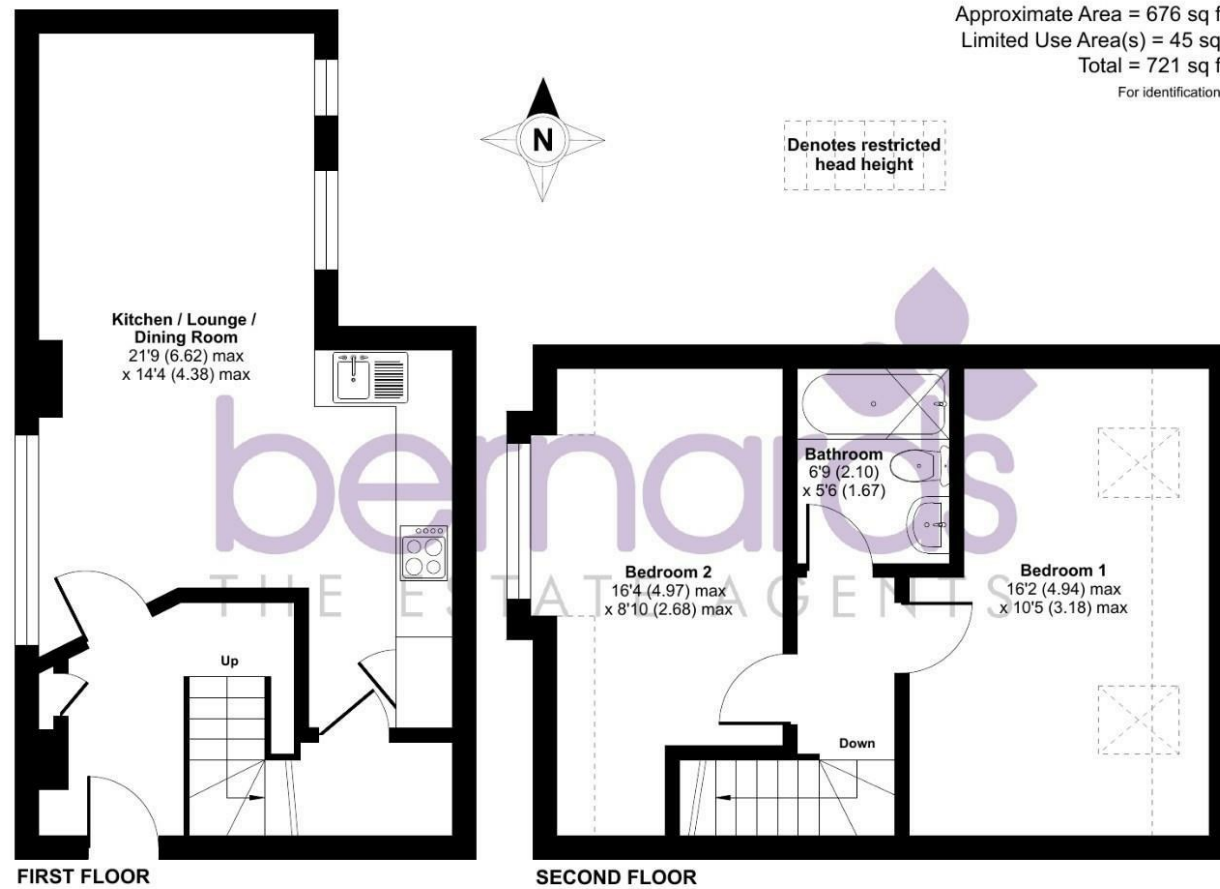
Approximate Area = 676 sq ft / 62.8 sq m  
 Limited Use Area(s) = 45 sq ft / 4.1 sq m  
 Total = 721 sq ft / 66.9 sq m  
 For identification only - Not to scale

**FOR SALE**

£195,000

Duncan Road, Southsea PO5 2QT

**bernards**  
 THE ESTATE AGENTS



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1269160



## HIGHLIGHTS

- ❖ SPLIT LEVEL APARTMENT
- ❖ TWO BEDROOMS
- ❖ OPEN PLAN LIVING SPACE
- ❖ SOCIABLE LAYOUT
- ❖ IMPRESSIVE FINISH
- ❖ CENTRAL LOCATION
- ❖ JUST OFF ALBERT ROAD
- ❖ IDEAL FIRST TIME BUY
- ❖ GREAT INVESTMENT
- ❖ CALL TO VIEW

**\*\* LOVELY SPLIT LEVEL APARTMENT IN HEART OF SOUTHSEA JUST OFF ALBERT ROAD \*\***

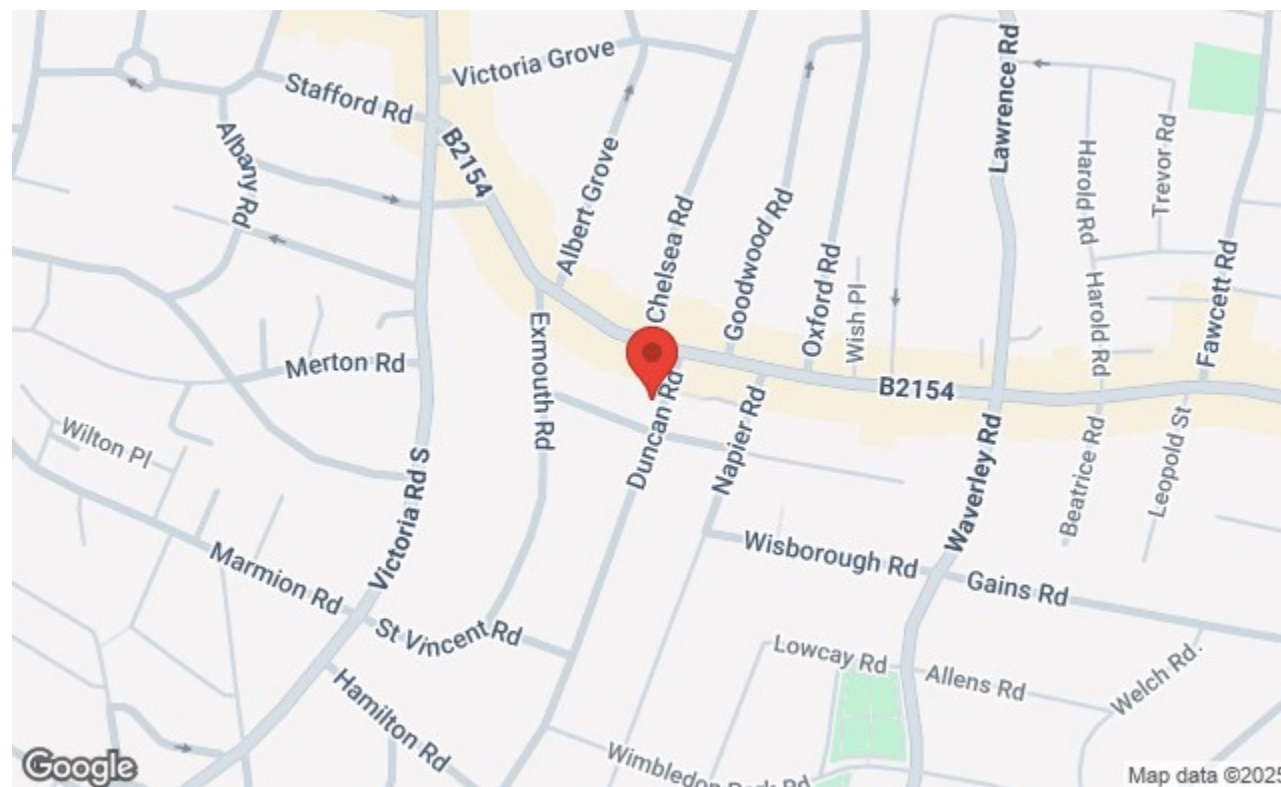
We are delighted to offer for sale this lovely split level two bedroom apartment in a prime central Southsea position. Lending itself to a FIRST TIME BUYER of INVESTOR, this home has that enviable blend of location and space that offers much more than first meets the eye.

After entering the intercom security system, the apartment is found on the top 2 floors of the building. A large open plan kitchen / diner / lounge is the heart of the home and offers a

wonderful space to enjoy individually, as couple or to have family & friend visit.

On the top floor you will find 2 good size bedrooms and a well appointed bathroom,. The decor is modern and fresh making this a property you can move straight into or let as an investment.

The location is great with it being yards from Albert Road and a short distance to the seafront. A superb opportunity that deserves a viewing at the earliest chance.



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

21'9" x 14'4" max (6.63m" x 4.37m" max )

## BEDROOM 1

16'2" x 10'5" max (4.93m" x 3.18m" max)

## BEDROOM 2

16'4" x 8'10" max (4.98m" x 2.69m" max )

## BATHROOM

6'9" x 5'6" (2.06m" 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 B

## LEASEHOLD INFORMATION

Management Company : Lease Length : 92 YEARS Ground Rent : 234 PER ANNUM Service Charge : 2820 THIS YEAR

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.

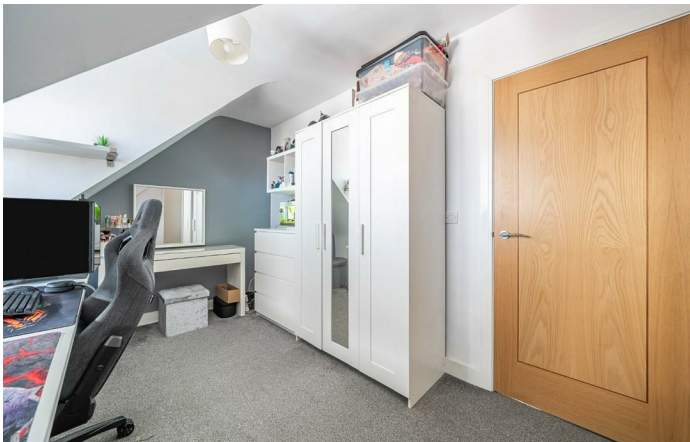
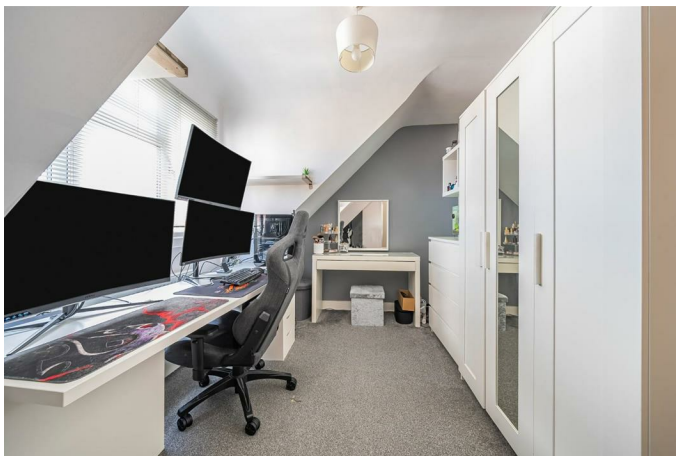
## SOLICITOR

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	20	20
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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