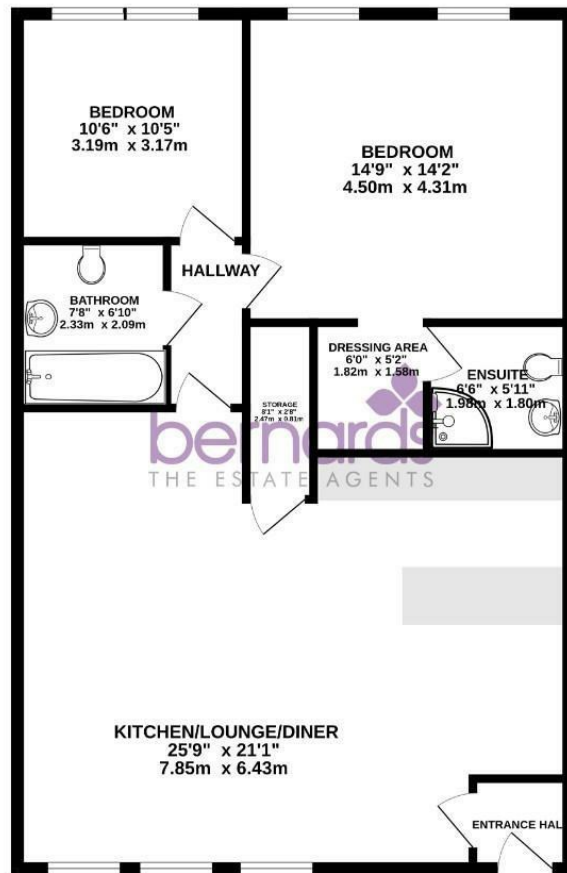
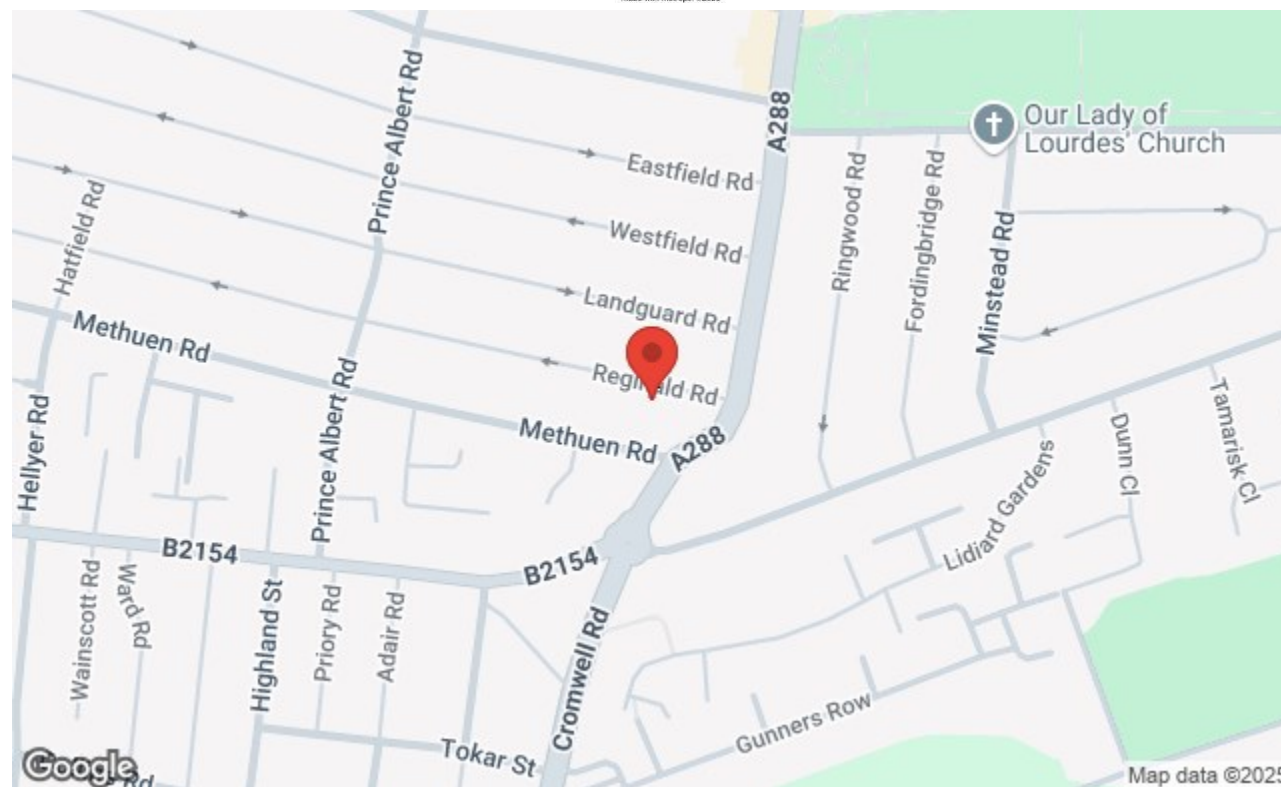


APARTMENT FLOOR  
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.  
While 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



Offers In Excess Of £200,000

Reginald Road, Southsea PO4 9HN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ CHAIN FREE
- ❖ FIRST FLOOR APARTMENT
- ❖ GREAT SIZE
- ❖ LARGE KITCHEN/ LOUNGE/ DINER
- ❖ ENSUITE TO MASTER BEDROOM
- ❖ PARKING
- ❖ SHORT WALK TO ALBERT ROAD
- ❖ CLOSE TO LOCAL AMENITIES
- CALL TO VIEW

**\*\*TWO BEDROOM APARTMENT  
\*\*CHAIN FREE\*\***

We are delighted to bring to market this generously sized two bedroom apartment offered CHAIN FREE with communal parking, tucked away in a popular Southsea location. This apartment has plenty to offer and is an ideal first time buy or investment opportunity.

Upon entry you are greeted with a large Kitchen/ Living/ Dining room which can be split into various rooms, an ideal spot for hosting friends and family. The kitchen offers plenty of

worktop and unit space with plenty of space for a dining room table. The room is flooded with natural light providing a bright and airy feel.

Walking through the apartment you have a fully fitted three piece bathroom with shower over bath followed by the two good size bedrooms which are located at the front of the building. The smaller of the two bedrooms is a good size double with the master bedroom being a very large room with an ensuite shower room.

A viewing is highly advised to appreciate the size of the apartment. Call to view.

Call today to arrange a viewing

02392 864 974

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





# PROPERTY INFORMATION

## LIVING/ DINING ROOM

25'9" x 21'1" (7.85 x 6.43)

## BEDROOM ONE

14'9" x 14'1" (4.50 x 4.31)

## EN SUITE

6'5" x 5'10" (1.98 x 1.80)

## BEDROOM TWO

10'5" x 10'4" (3.19 x 3.17)

## BATHROOM

7'7" x 6'10" (2.33 x 2.09)

## 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 : 109 years Ground

Rent : £300 Service Charge : £1105

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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-10) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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

