

Reginald Road, Southsea PO4 9HN





HIGHLIGHTS

TWO BEDROOM

CHAIN FREE

FIRST FLOOR APARTMENT

GREAT SIZE

LARGE KITCHEN/ LOUNGE/ DINER

PARKING

SHORT WALK TO ALBERT ROAD CLOSE TO LOCAL AMENETIES

CALL TO VIEW

AD@

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.

ENSUITE TO MASTER BEDROOM 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

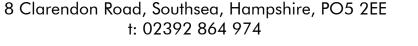
worktop and unit space with plenty of space for a dining room table. The room is flooded with natural light providing a bright and airy feel.

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









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

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 **SOLICITOR** 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

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full **PROPERTY TENURE** mortgage application, and ways to Leasehold 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 rentcosts. 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

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

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