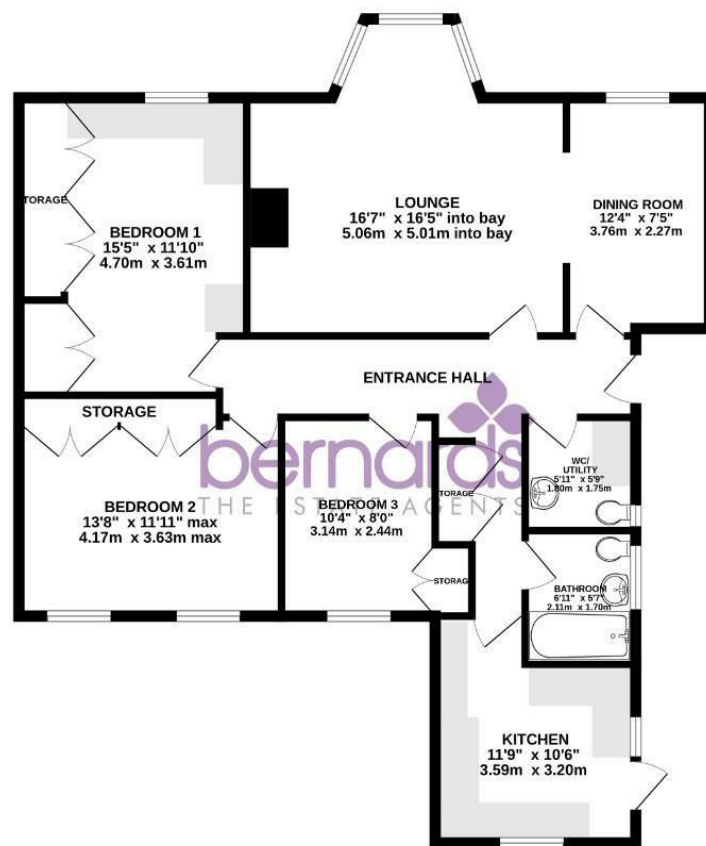
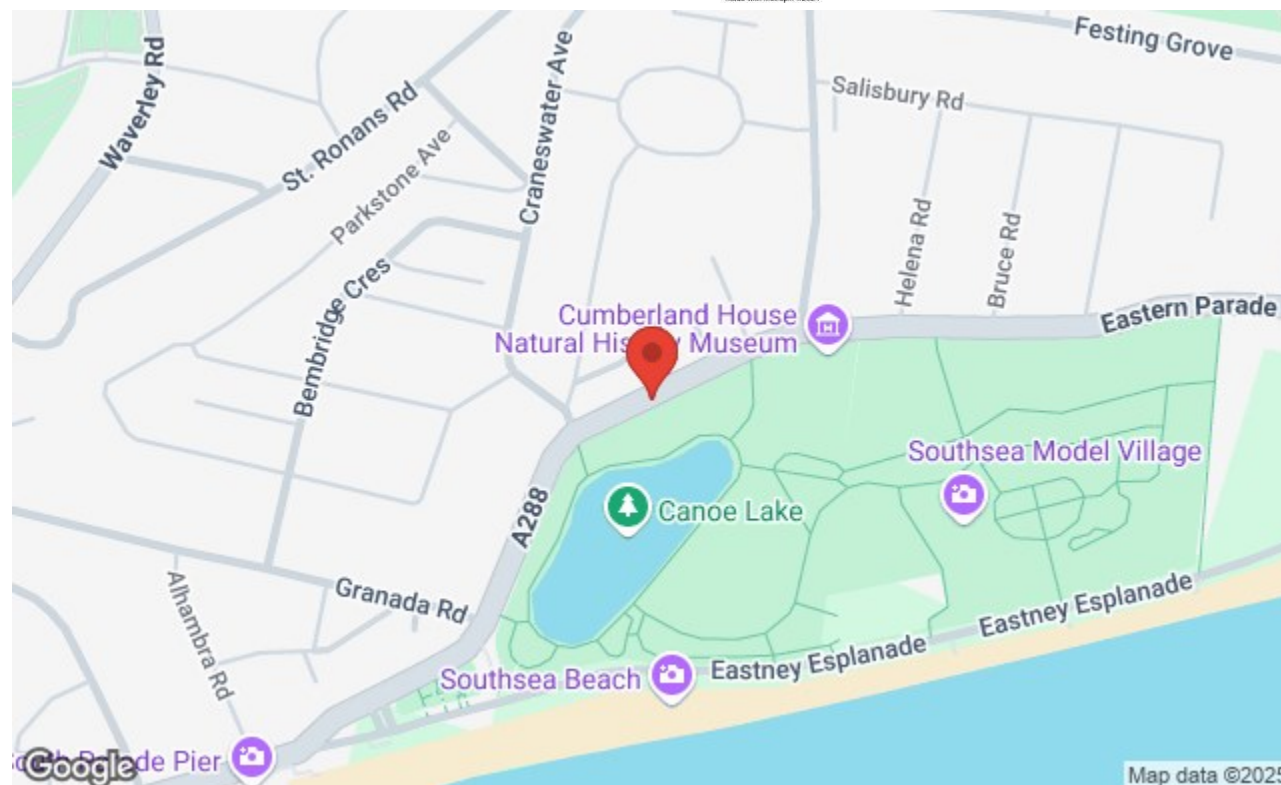


2ND FLOOR
1049 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA: 1049 sq.ft. (97.5 sq.m.) approx.
Whilst 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



£465,000

St. Helens Parade, Southsea PO4 0QL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM APARTMENT
- ❖ SHARE OF FREEHOLD
- ❖ EXTENSIVELY MODERNISED
- ❖ VIEWS OVER CANOE LAKE
- ❖ FIRST FLOOR
- ❖ BAY-FRONTED LOUNGE
- ❖ VISITOR PARKING
- ❖ REQUESTED LOCATION
- ❖ WELL KEPT COMMUNAL GARDENS

****IMPRESSIVE APARTMENT WITH VIEWS OVER CANOE LAKE AND TOWARDS THE SEA ****

This property has recently undergone extensive refurbishment including a new kitchen, cloakroom and bathroom suite. Along with re-decorating throughout, the updates include the internal doors being refurbished and sprayed and a upgraded fire front door to meet the most up to date regulations.

The property comprises a large living/ dining area, modern fitted

kitchen, three bedrooms, two of which are large double rooms and the 3rd being a single or study area. All the bedrooms come with fitted wardrobes whilst there is further storage in the hallway.

The property also benefits from visitor parking on site and the current owner hires a garage which potentially could be taken over. The location is incredibly desired with wonderful views to be soaked up from both the master bedroom and lounge / dining areas.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



PROPERTY INFORMATION

LIVING ROOM
16'7" x 16'5" (5.06 x 5.01)

DINING ROOM
12'4" x 7'5" (3.76 x 2.27)

KITCHEN
11'9" x 10'5" (3.59 x 3.20)

CLOAKROOM/ WC
5'10" x 5'8" (1.80 x 1.75)

BATHROOM
6'11" x 5'6" (2.11 x 1.70)

BEDROOM ONE
15'5" x 11'10" (4.70 x 3.61)

BEDROOM TWO
13'8" x 11'10" (4.17 x 3.63)

BEDROOM THREE
10'3" x 8'0" (3.14 x 2.44)

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 E

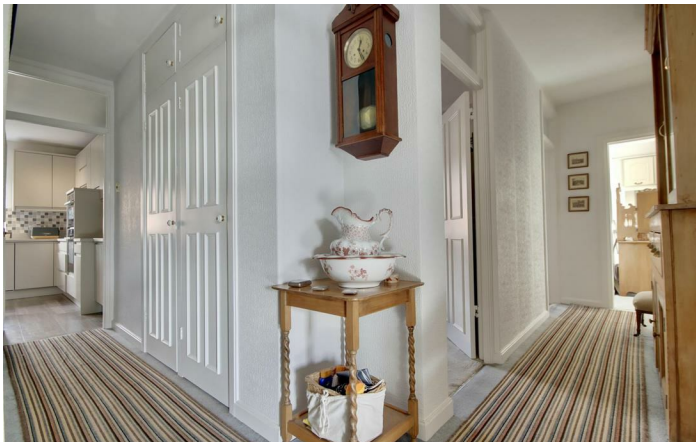
Portsmouth City Council: Band E

LEASEHOLD INFORMATION
Lease Length : 998 years Ground Rent : Peppercorn Service Charge : £3636 per annum (£909 per quarter)
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		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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