

£140,000

Landguard Road, Southsea PO4 9DS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ RETIREMENT APARTMENT
- ❖ FIRST FLOOR
- ❖ CHAIN FREE
- ❖ GOOD SIZE APARTMENT
- ❖ SHOWER ROOM
- ❖ COMMUNAL GARDEN
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CALL TO VIEW

****TWO BEDROOM**FIRST FLOOR APARTMENT****

We are pleased to bring to market this two bedroom, first floor RETIREMENT APARTMENT located in a desirable road in Southsea. Situated on Landguard Road, this property is in a great spot for local amenities and transport links.

The property comprises a large living room with a separate fitted

kitchen, two good size double bedrooms and a three piece shower room. All rooms are flooded with natural light providing a light and airy feel which only enhances the size on offer.

There is also the addition of a shared garden which can be used by the residents along with residents parking but this is offered on a first come first served basis. Please call to view!

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





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PROPERTY INFORMATION

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

Management Company : Vivid Housing
Lease Length : TBC
Ground Rent : £0
Service Charge : £1540.80 per 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.

LOUNGE

14'4" x 11'0" (4.39 x 3.36)

KITCHEN

11'10" x 5'11" (3.61 x 1.81)

BEDROOM ONE

13'3" x 11'6" (4.04 x 3.53)

BEDROOM TWO

11'11" x 11'9" (3.64 x 3.60)

SHOWER ROOM

8'1" x 5'10" (2.48 x 1.79)



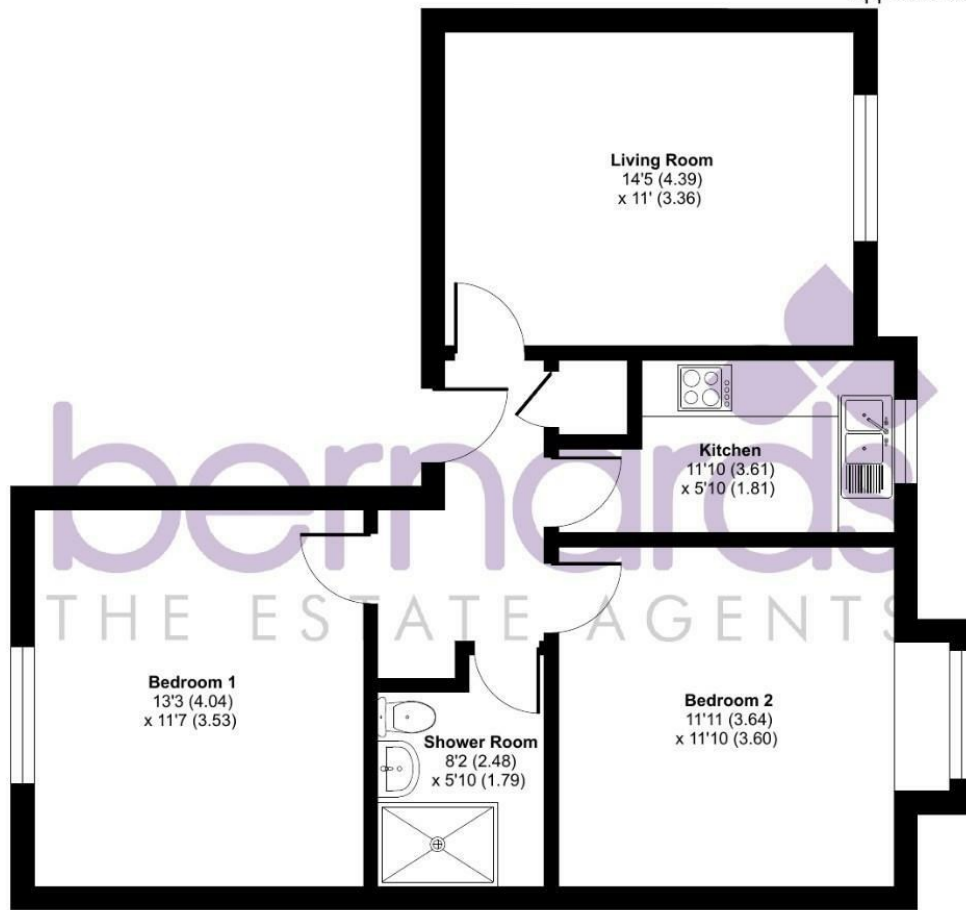
| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |



Landguard Road, Southsea, PO4

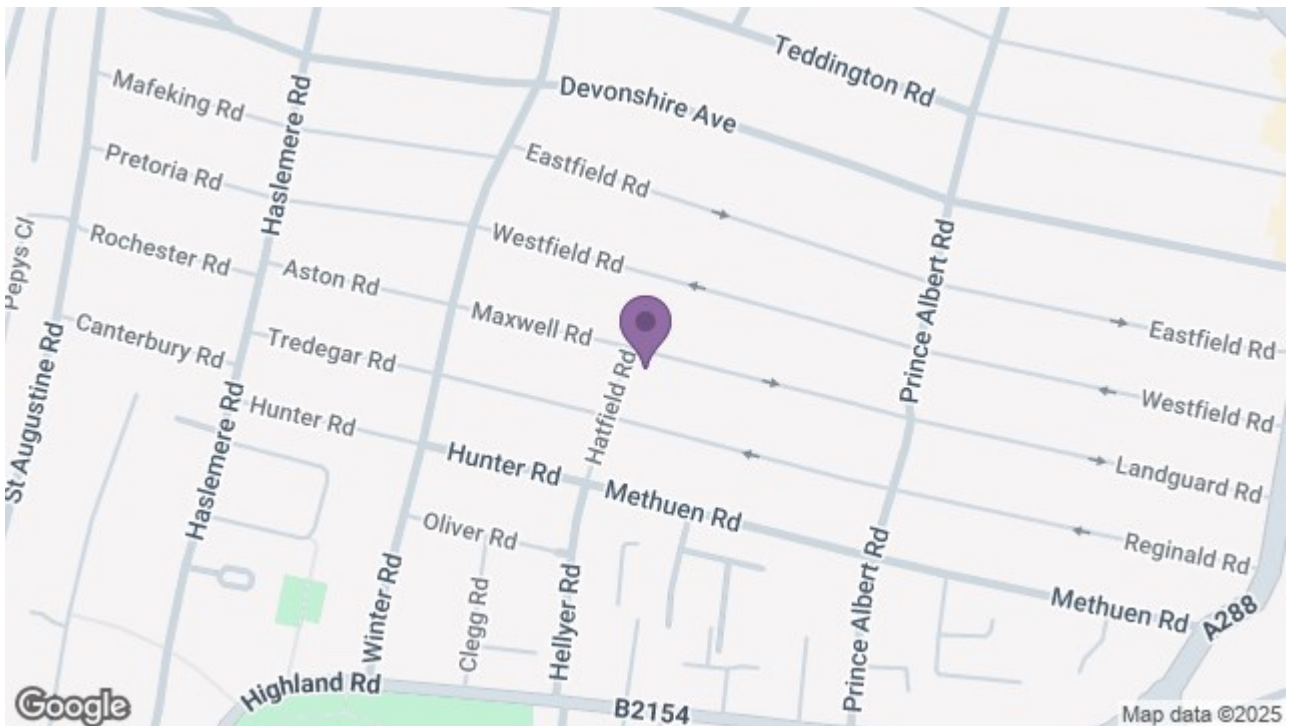
Approximate Area = 660 sq ft / 61.3 sq m

For identification only - Not to scale



SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1294298



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