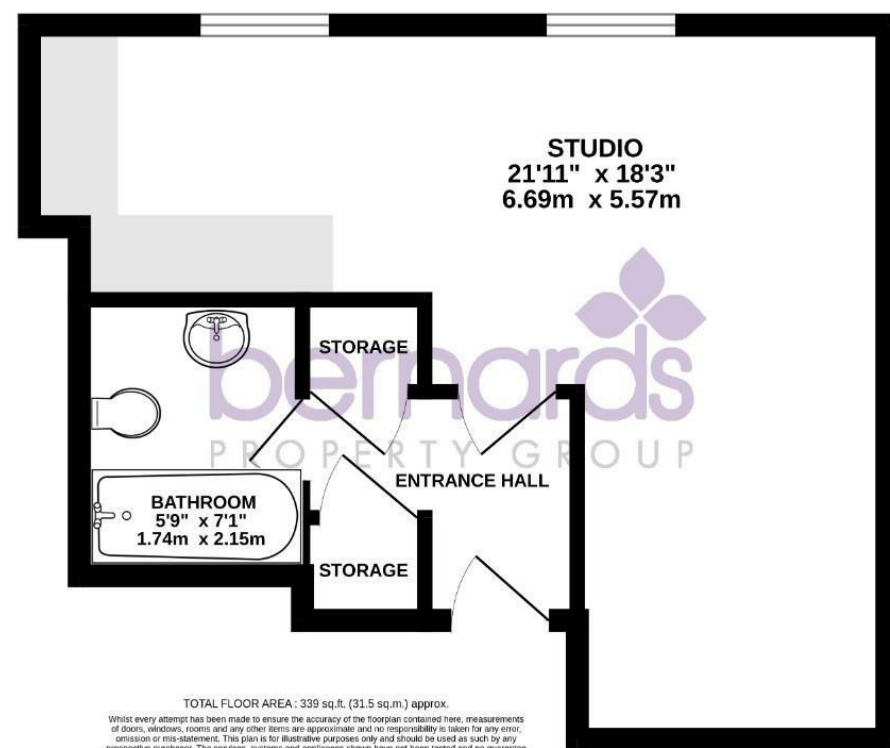


APARTMENT FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 339 sq.ft. (31.5 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



£198,000

2 Grand Parade, Portsmouth PO1 2NF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUDIO APARTMENT
- ❖ NO ONWARD CHAIN
- ❖ EXCEPTIONAL VIEWS
- ❖ OLD PORTSMOUTH LOCATION
- ❖ IDEAL INVESTMENT
- ❖ LOCK UP AND LEAVE
- ❖ ADDITIONAL OFFICE / STORE ROOM
- ❖ PERMIT PARKING AREA
- ❖ CALL TO VIEW

**** STUDIO APARTMENT SITUATED IN COBBLED STREETS OF OLD PORTSMOUTH WITH STUNNING VIEWS ****

We are delighted to bring to market this studio apartment in Old Portsmouth offered with NO ONWARD CHAIN. Situated on highly requested Grand Parade, Aquitaine House is a collection of apartments in a stunning position just moments from the sea.

Occupying the top floor, this studio apartment is the ideal 'lock up and leave', 2nd home or investment opportunity. An L-Shaped room offers

space to set up your living space / bedroom in an open arrangement to the kitchen with a bathroom also on hand. There is an additional room, separate from the studio a few steps down, that could be used as an office space as it has its own secure entrance, power and windows.

The location is absolutely fantastic with it occupying a central spot in Old Portsmouth overlooking the sea and waling distance to the local amenities and landmarks. A unique opportunity that is likely to attract a huge amount of interest.

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



PROPERTY INFORMATION

STUDIO ROOM
21'11" x 18'3" max measurements
(6.68m" x 5.56m" max measurements)

BATHROOM
7'1" x 5'9" (2.16m" x 1.75m")

OFFICE / STORE ROOM

STORAGE CUPBOARDS

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
BAND B

LEASEHOLD INFORMATION
Management Company : Lease Length : Ground Rent : Service Charge : 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.

PROPERTY TENURE
LEASEHOLD

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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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