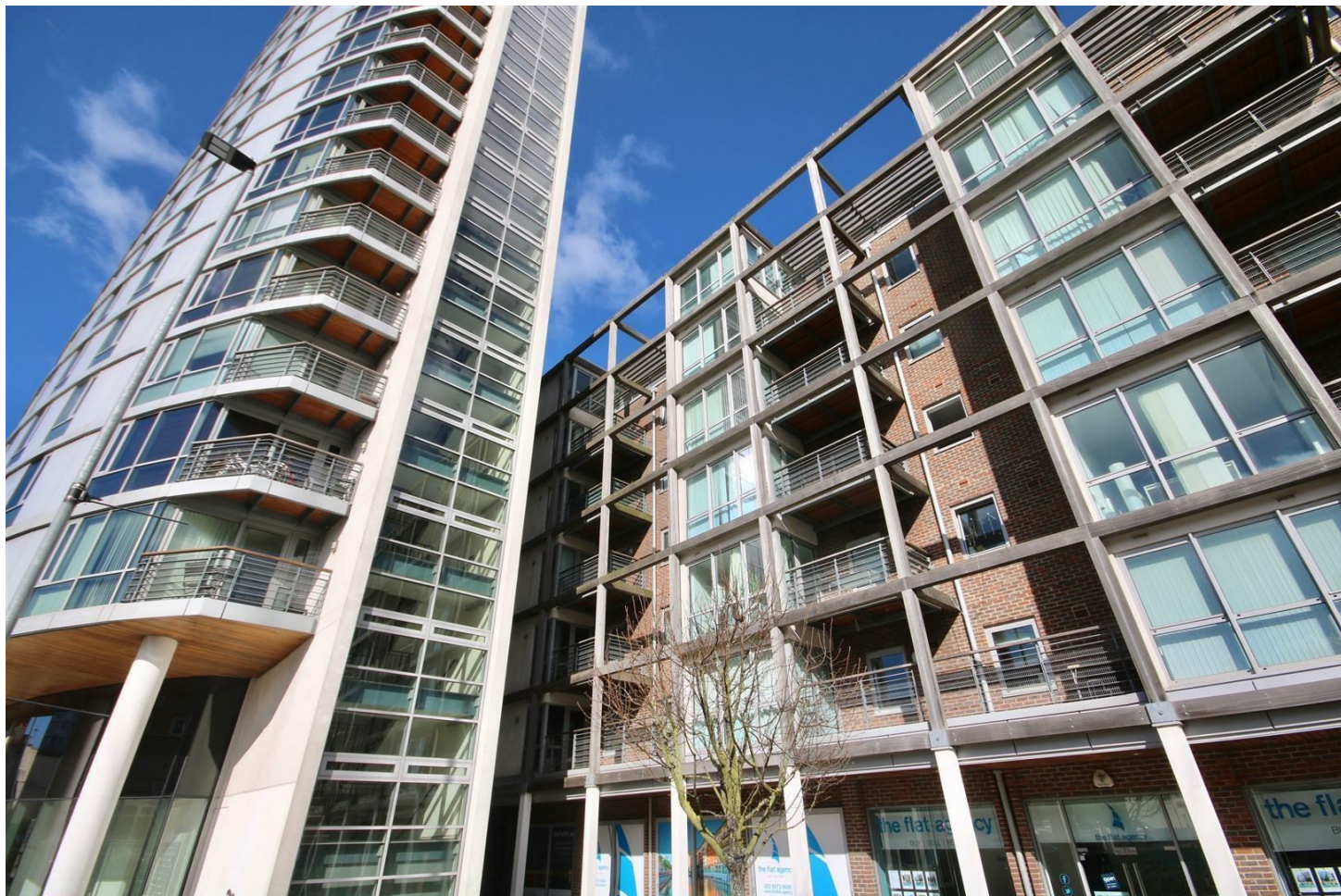


£160,000

Queen Street, Portsmouth PO1 3GB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ THIRD FLOOR
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING
- ❖ GREAT INVESTMENT
- ❖ CASH ONLY
- ❖ GOOD TRANSPORT LINKS
- ❖ SHORT WALK TO GUNWHARF
- ❖ CLOSE TO AMENITIES
- ❖ CALL TO VIEW

****ONE BEDROOM APARTMENT WITH
ALLOCATED PARKING****

**CASH BUYERS AND INVESTORS
ONLY**

Bernards are pleased to bring to market this well presented one bedroom apartment located in the requested area of Admiralty Quarter and Portsmouth's historic dockyard.

The property boasts an open planned living room/kitchen area and off of the hall way you will find a double

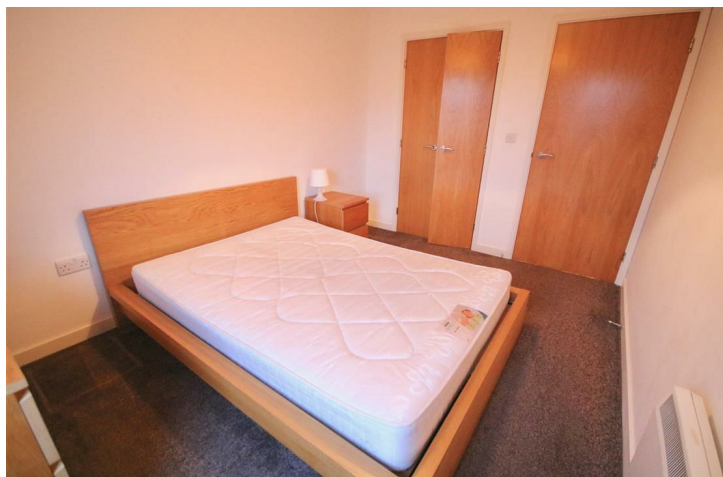
bedroom and three piece bathroom.

If you enjoy socialising and modern living then this is the apartment for you located only minutes away from the popular Gunwharf Quays and local shops, bars and restaurants. The property is also central to local transport links.

Tenants in Situ until July 2026. Call to view!

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





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02392 864 974
www.bernardsestates.co.uk



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!

Council Tax Band B

Leasehold Information

Lease Length: Circa 120 years
Ground Rent: £150pa Service Charge: £2800pa

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.

Kitchen/ Lounge/ Diner

11'6" x 21'9" (3.51 x 6.63)

Bedroom

8'11" x 12'8" (2.72 x 3.87)

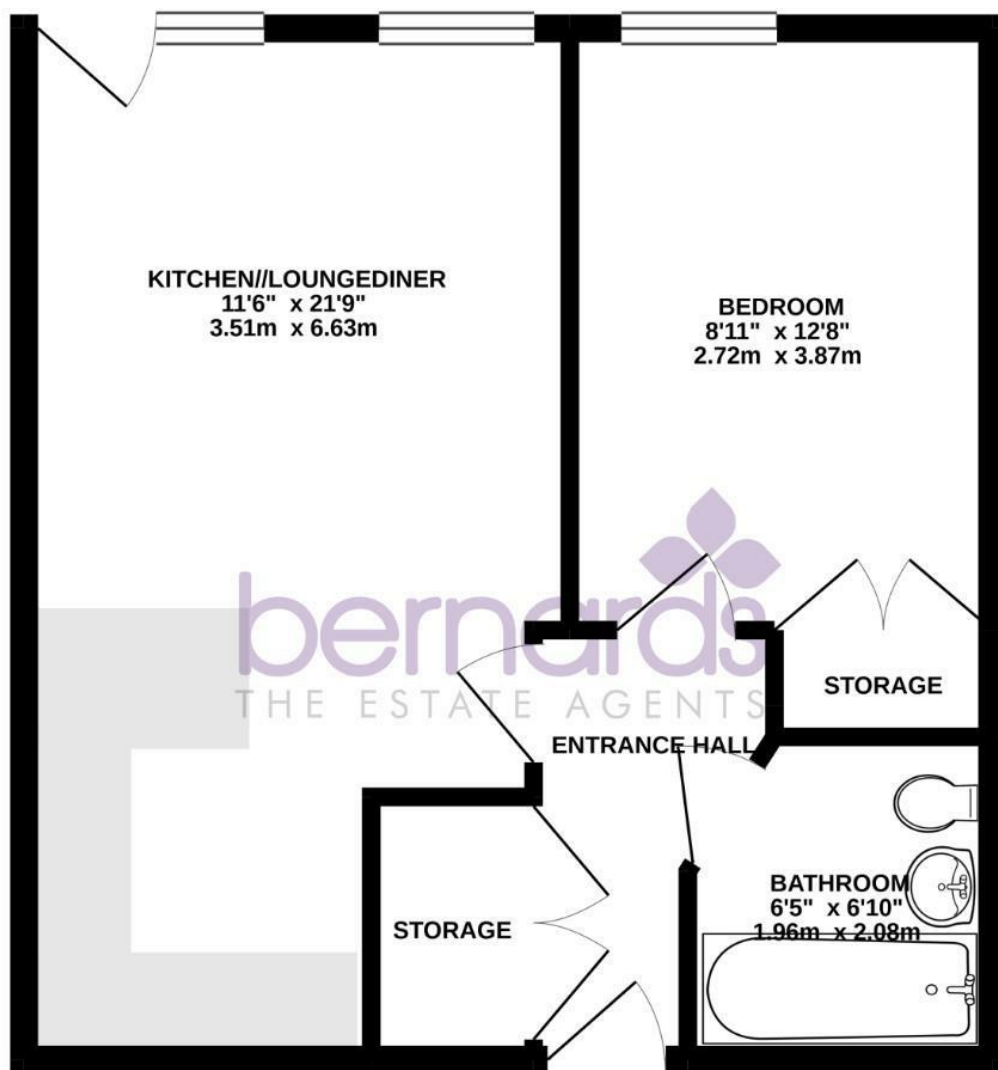
Bathroom

6'5" x 6'9" (1.96 x 2.08)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

