Offers In Excess Of £110,000

120 London Road, Portsmouth PO2 0NB



HIGHLIGHTS

- GROUND FLOOR FLAT
- PRIVATE ENTRANCE
- ONE LARGE BEDROOM
- OPEN PLAN KITCHEN/LOUNGE
- THREE PIECE BATHROOM
- MODERN THROUGHOUT
- 116 YEAR LEASE
- LOW SERVICE CHARGE
- NO FORWARD CHAIN
- CENTRAL LOCATION

This one-bedroom ground floor flat is ideally situated in Cornerstone House, London Road, with the high street right on your doorstep. Offering its own private entrance, this property provides a great combination of convenience, privacy and easy living.

Upon entering, you are welcomed into a bright and spacious open-plan kitchen/lounge, creating a sociable and versatile space that is ideal for relaxing or entertaining. The kitchen provides a practical and functional area for cooking, while the generous living space benefits from plenty of natural light.

The property also features a comfortable double bedroom, offering a peaceful space to unwind, along with a modern three-piece bathroom.

A further benefit is that the property is offered with no forward chain, making this an appealing option for first-time buyers, those looking to downsize or investors seeking a conveniently located property.

With the high street, local amenities and transport links all close by, this is a fantastic opportunity for anyone looking for a well-located and low-maintenance home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk











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PROPERTY INFORMATION

KITCHEN/LOUNGE
8'11" x 23'5" (2.72 x 7.14)

BEDROOM
9'10" x 13'4" (3.00m x 4.06m)

BATHROOM
9'9" x 5'7" (2.97m x 1.70m)

Leasehold Information
Lease Length: 116 years
Ground Rent: £250 PA
Service Charge: £454.90

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : A £1,453.95

Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

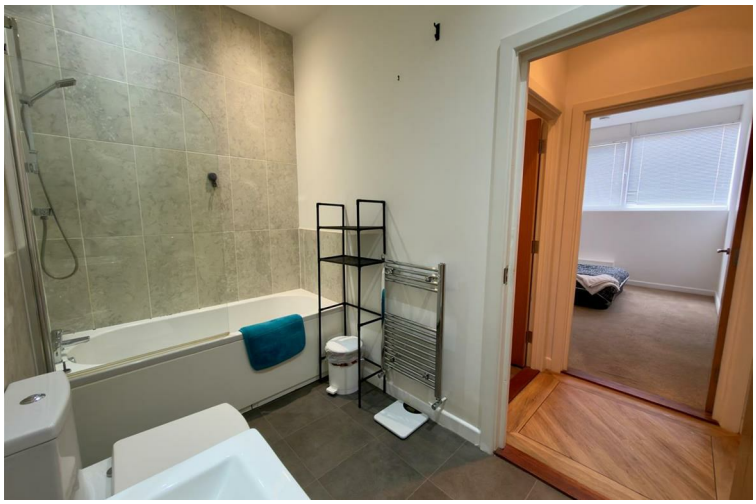
Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing
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 conveyance 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.

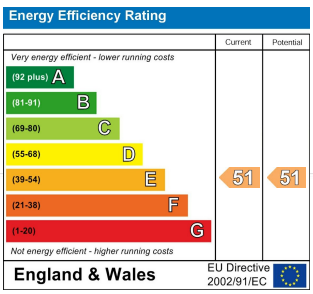
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed





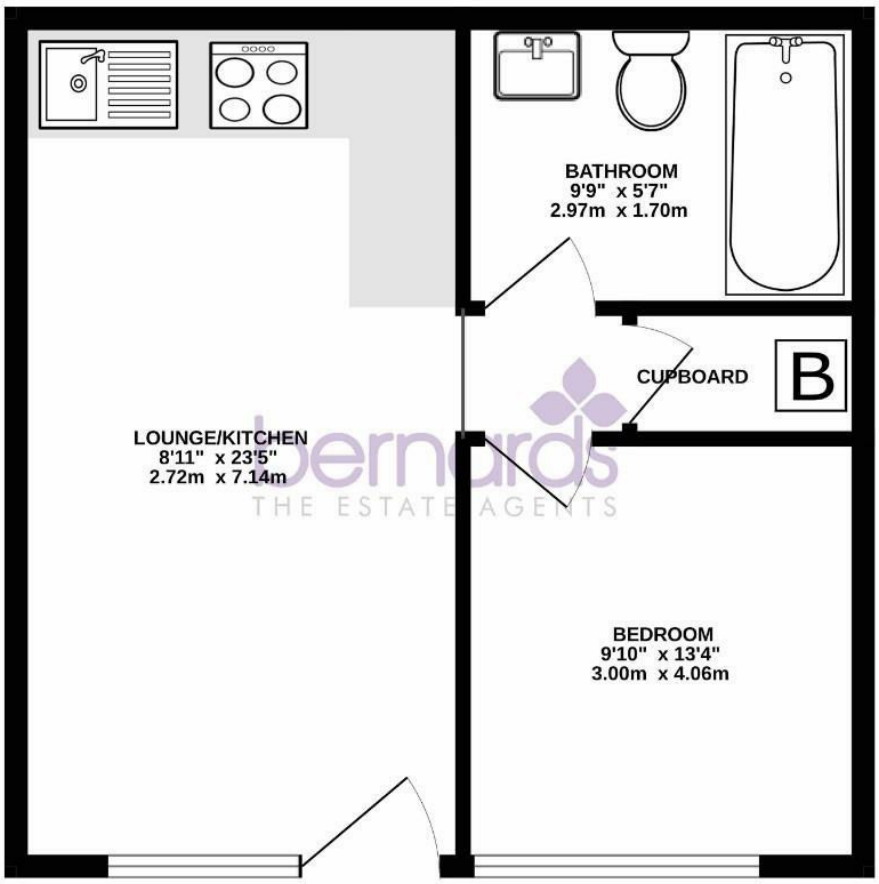


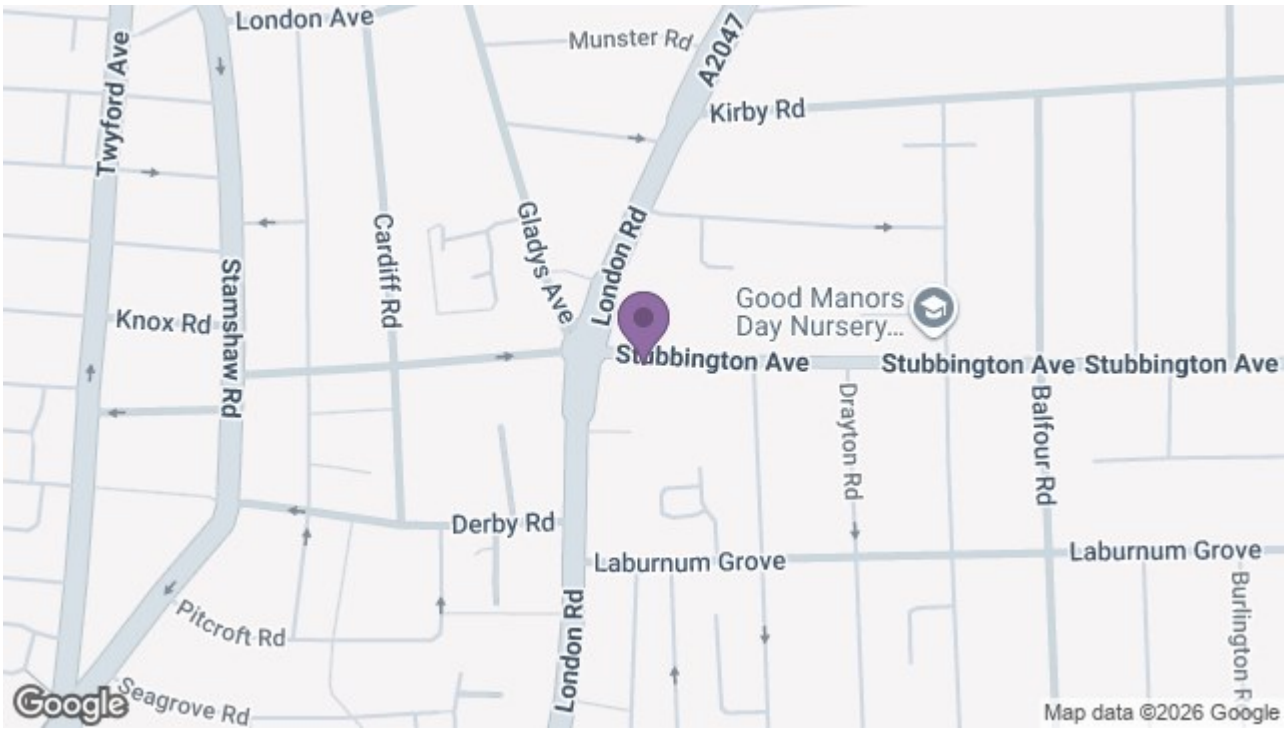




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GROUND FLOOR
466 sq.ft. (43.3 sq.m.) approx.





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t: 02392 728090