Offers In Excess Of £200,000

Waverley Grove, Southsea PO4 0PZ

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- 2ND FLOOR APARTMENT
- 2 BEDROOMS
- LOUNGE DINER
- LOVELY KITCHEN
- IMPRESSIVE BATHROOM
- WELL PRESENTED
- IDEAL FIRST TIME BUY
- WALKING DISTANCE TO SEAFRONT
- CLOSE TO AMENITIES
- CALL TO VIEW

** BEAUTIFULLY PRESENTED 2ND FLOOR FLAT WITHIN WALKING DISTANCE OF SEAFRONT **

We are delighted to bring to market this well appointed flat in Waverley Grove. Situated on the 2nd floor, the property would make a superb INVESTMENT or FIRST TIME BUY for the next lucky owner. The current owner has made some fantastic changes to create a home you can move straight into and enjoy from day one.

To start you have a spacious lounge diner, the heart of the home for sure. The kitchen and bathroom have both benefited have investment in recent times which really catches the eye. The main bedroom is a great size double and the 2nd will comfortably accommodate a single and furniture or can be used as a work from home space.

The location is great with it being a short stroll to the seafront and also close to some local conveniences as and when you need them. Central Southsea is available to enjoy the local shops, restaurants and cafes making this a fantastic opportunity that needs to be viewed as soon as you can.

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











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PROPERTY INFORMATION

2ND FLOOR

LOUNGE DINER
14'8" x 12'6" (4.47m" x 3.81m")

KITCHEN
8'6" x 6'4" (2.59m" x 1.93m")

BEDROOM 1
13'3" x 8'1" (4.04m" x 2.46m")

BEDROOM 2
9'10" x 7'3" (3.00m" x 2.21m")

BATHROOM
7'4" x 4'10" (2.24m" x 1.47m")

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 A
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information
Management Company : Lease Length : 996 years Ground Rent : N/A Service Charge : £1,131 per annum
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 with Share of the Freehold

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.

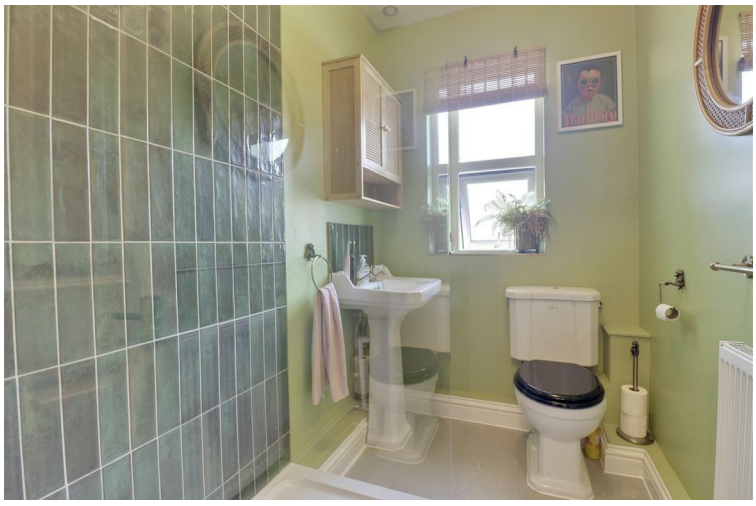
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

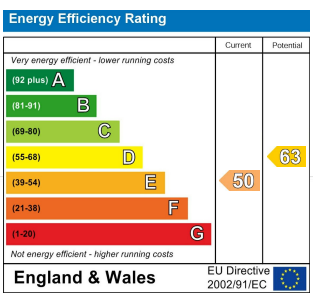
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!





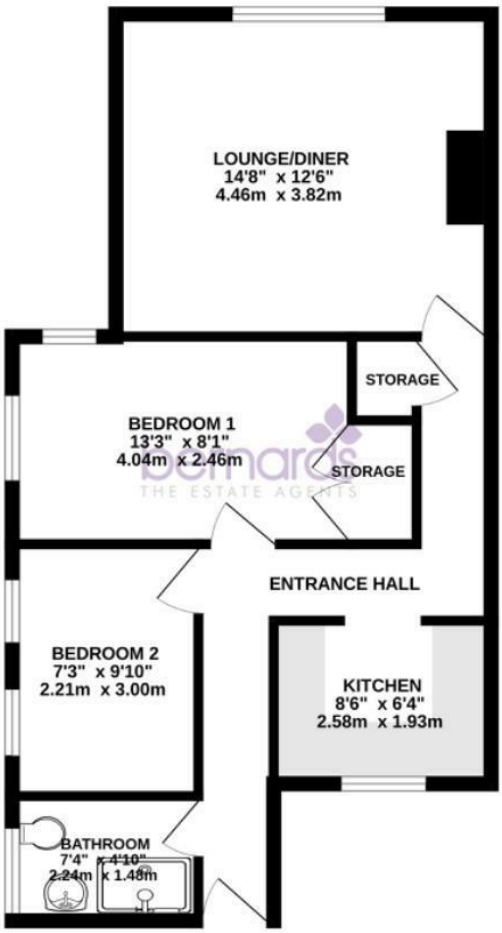






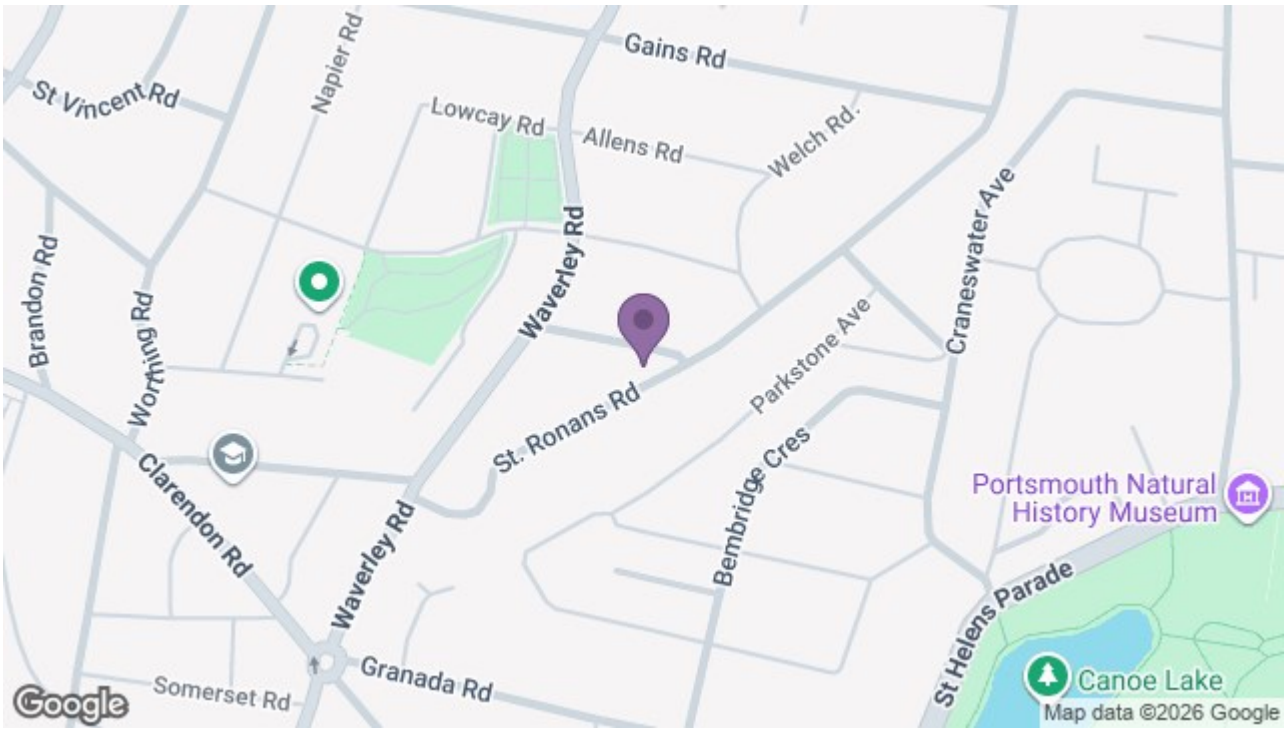
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2ND FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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