£290,000

The Rock Gardens, Southsea PO5 2DN



HIGHLIGHTS

- CENTRAL SOUTHSEA
- DUPLEX APARTMENT
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- NO FORWARD CHAIN
- CLOSE TO SEAFRONT
- OPTIONAL 3RD BEDROOM / 2ND RECEPTION
- REFITTED KITCHEN
- WELL PRESENTED
- CALL TO VIEW

** SPLIT LEVEL APARTMENT IN CENTRAL SOUTHSEA WITH PARKING AND WALKING DISTANCE TO BEACH **

We are delighted to bring to market this wonderful apartment situated in Clarence Road. Tastefully decorated and having been reconfigured in recent times, this property offers a unique blend of contemporary living and good size rooms in a coastal position.

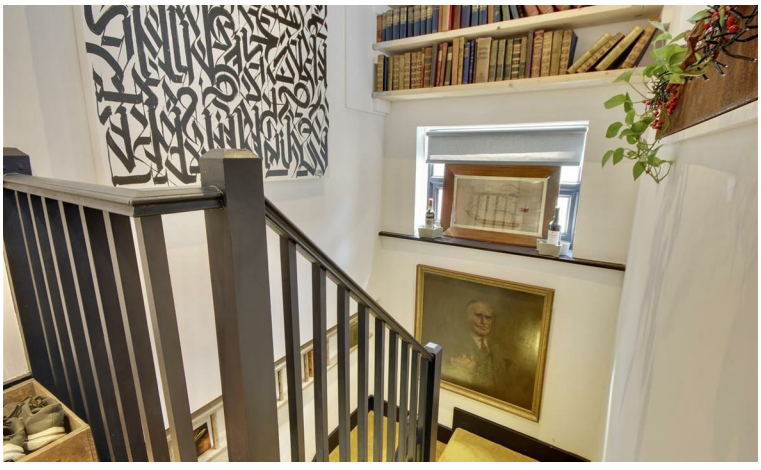
Offered chain free, this property currently is set up as a 2 bedroom apartment with an additional room that could be used as a 3rd bedroom, snug, home office or guest space as you wish. A refitted kitchen is complimented by a comfortable lounge space on the entry floor. Two bedrooms are found on the lower level with an en-suite to one bedroom and a bath at one end of the other.

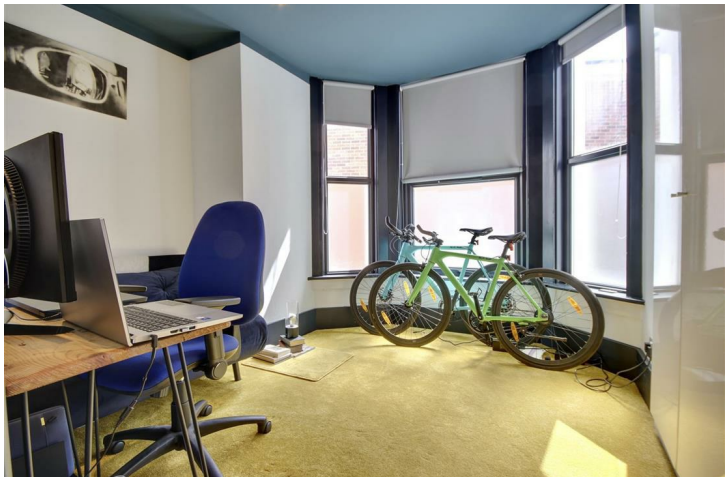
Outside you will find a parking space allocated to the property and some communal space. The location is wonderful with it being moments from the seafront and still offering good access into central areas for bars, cafes and restaurants. Whether to occupy or use as an Air BnB or investment, this is too good an opportunity to miss

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











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PROPERTY INFORMATION

KITCHEN
9'6" x 6'8" (2.90m" x 2.03m")

LOUNGE
13'10" x 12'7" (4.22m" x 3.84m")

BEDROOM 3 / RECEPTION ROOM
12'11" x 12'0" max (3.94m" x 3.66m" max)

BEDROOM ONE
13'4" x 11'3" (4.06m" x 3.43m")

EN-SUITE
7'7" x 5'0" (2.31m" x 1.52m")

BEDROOM TWO
19'10" x 9'11" (6.05m" x 3.02m")

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 C
Band C

Leasehold Information
Management Company : Lease Length : 102 years Ground Rent : £150 Service Charge : circa £1700 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.

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!

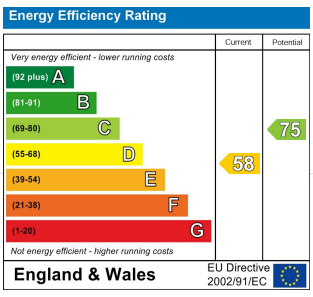
Property Tenure
Leasehold



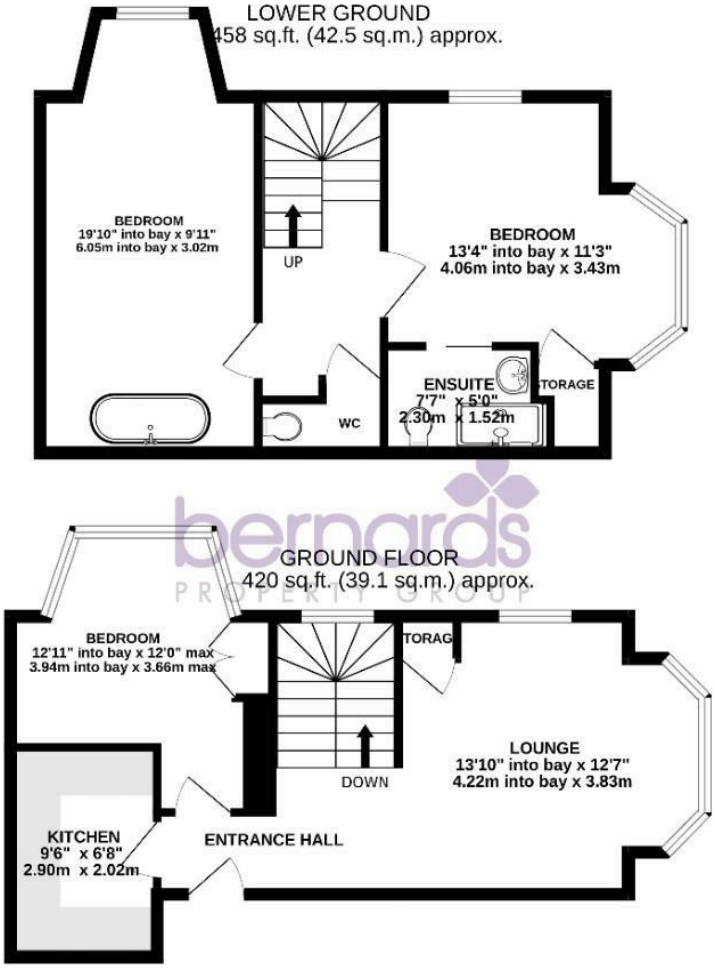






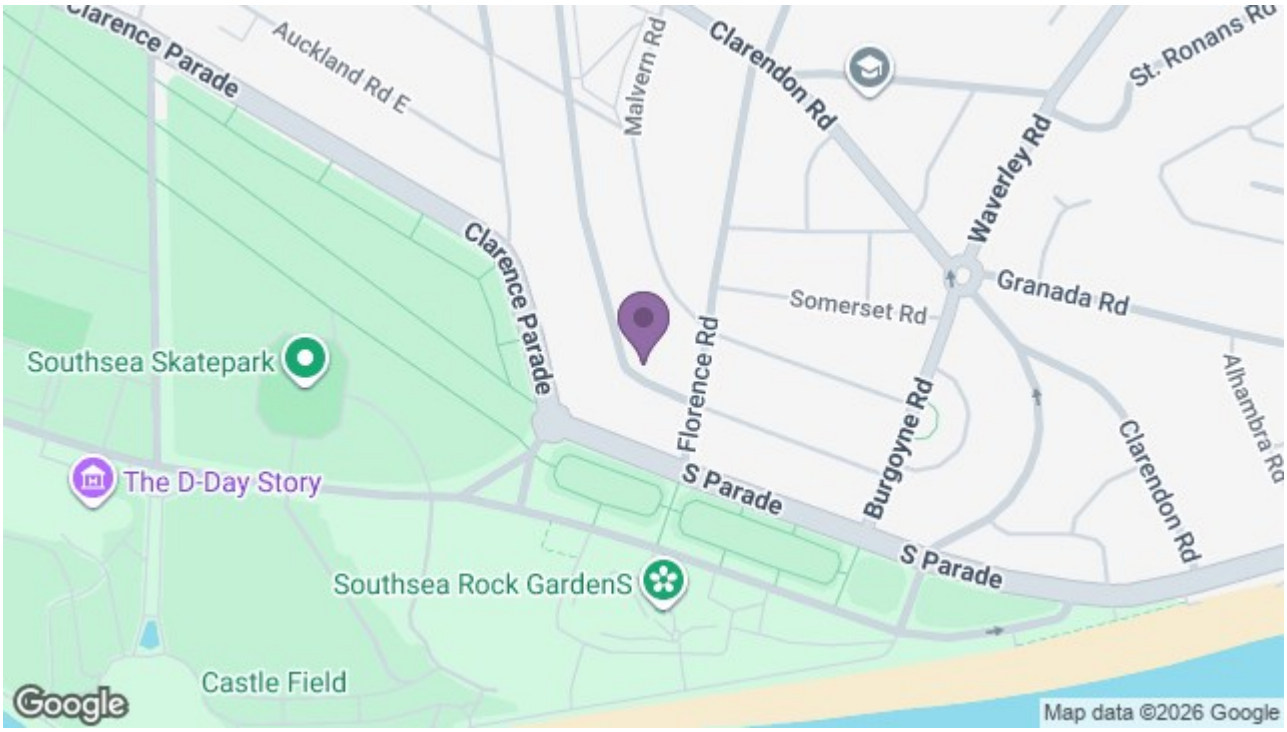


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TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.

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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