

£250,000

Palmerston Road, Southsea PO5 3RH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ GARAGE
- ❖ CHAIN FREE
- ❖ OPEN PLAN LIVING
- ❖ TURN KEY PROPERTY
- ❖ CENTRAL SOUTHSEA
- ❖ CLOSE TO BARS & RESTAURANTS
- ❖ MINUTES FROM SEAFRONT
- ❖ CALL TO VIEW

**\*\*TWO BEDROOM GROUND FLOOR APARTMENT IN CENTRAL SOUTHSEA WITH GARAGE\*\***

Welcome to Palm Court and this immaculate two bedroom ground floor apartment OFFERED CHAIN FREE. This apartment benefits from a secured garage offering a rare chance of off road parking or sought after additional storage.

As you enter the property you are greeted with warm and homely feel. The large master bedroom is located as the back of the apartment and boasts built in wardrobes along with another comfortable double bedroom. The family bathroom and additional w/c are positioned in the middle of the property and the kitchen and

open plan living/dining room are towards the front. The kitchen has lots of cupboard and worktop space and there is a beautiful archway leading into the sizeable living/ dining room boasting a stunning mural. Finalising the accommodation is a garage offering parking or storage for paddle boards or overflow for the apartment.

The location is second to none, being located on Palmerston Road, with bars and restaurants on your doorstep as well as a short walk to Southsea common and seafront, showcasing a little bit of everything Southsea has to offer. This not an opportunity to be missed, call to view!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# 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

## Leasehold Information

Lease Length: 951 years Ground Rent: N/A Service Charge: £1916pa

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 - Share of 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.

## Lounge / Diner

11'8" x 20'1" (3.58 x 6.14)

## Kitchen

9'1" x 12'2" (2.78 x 3.73)

## Bedroom One

11'0" x 13'1" (3.36 x 3.99)

## Bedroom Two

8'2" x 11'1" (2.51 x 3.40)

## Bathroom

6'10" x 8'7" (2.09 x 2.62)

## W/C

5'1" x 3'4" (1.57 x 1.04)

## Garage

## Store



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	77
England & Wales		EU Directive 2002/91/EC	

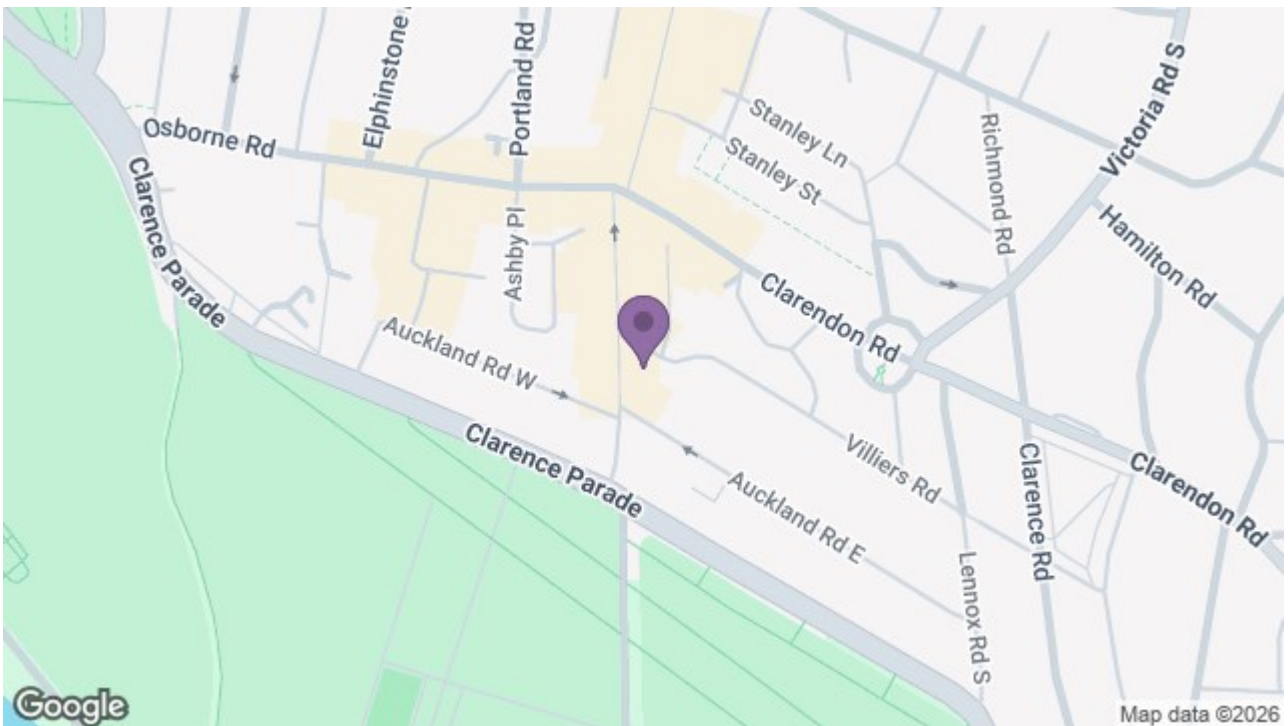


GROUND FLOOR  
713 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA: 713 sq.ft. (66.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other details 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 is given in their operation or efficiency and the goods. Made with MyPlan 12/20.



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