

Guide Price £120,000

120 London Road, Portsmouth PO2
0NB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ PRIVATE ENTRANCE
- ❖ ONE BEDROOM
- ❖ OPEN PLAN LIVING
- ❖ THREE PIECE BATHROOM
- ❖ WELL PRESENTED
- ❖ NO FORWARD CHAIN
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GREAT TRANSPORT LINKS

Welcome to Cornerstone House, a one-bedroom ground floor flat located at 120 London Road, with the high street on your door step. This delightful property boasts its own private entrance, ensuring a sense of independence and privacy.

As you step inside, you will be greeted by a bright and airy kitchen/lounge/diner, perfect for both relaxation and entertaining. The open-plan layout creates a welcoming atmosphere, allowing natural light to flood the space, making it feel warm and inviting. The kitchen is well-equipped, providing a functional area for cooking and dining.

The flat features a comfortable double bedroom,

offering a peaceful retreat at the end of the day. This room is spacious enough to accommodate your furnishings while maintaining a cosy feel. Additionally, the property includes a well-appointed three-piece bathroom, designed for both convenience and comfort.

One of the key advantages of this property is that it comes with no forward chain, making the buying process smoother and more straightforward. Whether you are a first-time buyer, looking to downsize, or seeking an investment opportunity, this flat presents an excellent choice.

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





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PROPERTY INFORMATION

LOUNGE/KITCHEN/DINER
8'11" x 24'0" (2.72 x 7.32)

BEDROOM
8'2" x 18'2" (2.49 x 5.54)

BATHROOM
8'2" x 5'6" (2.49 x 1.70)

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.

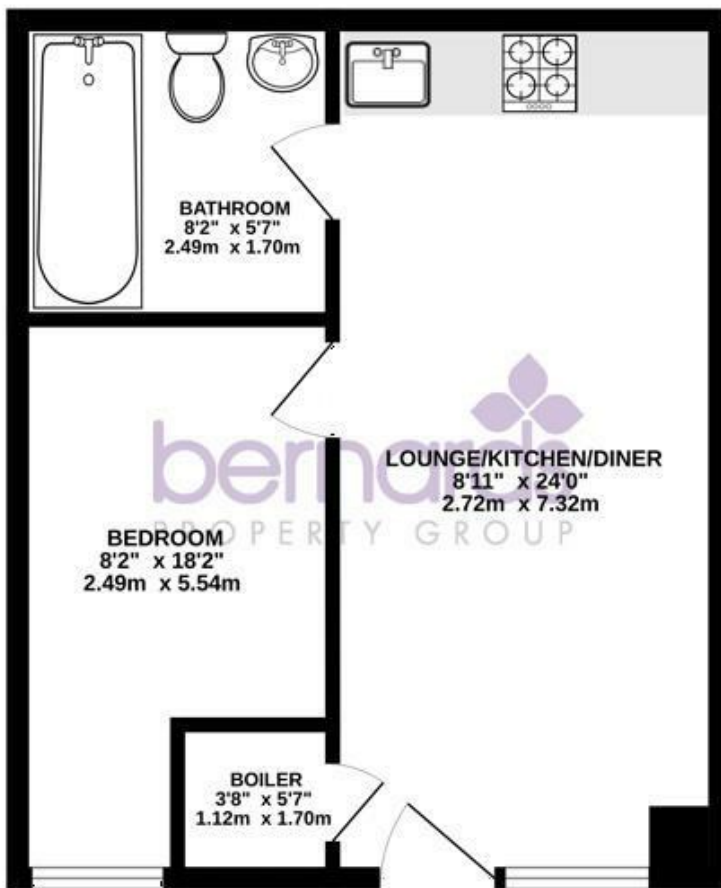
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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



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	54	54
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

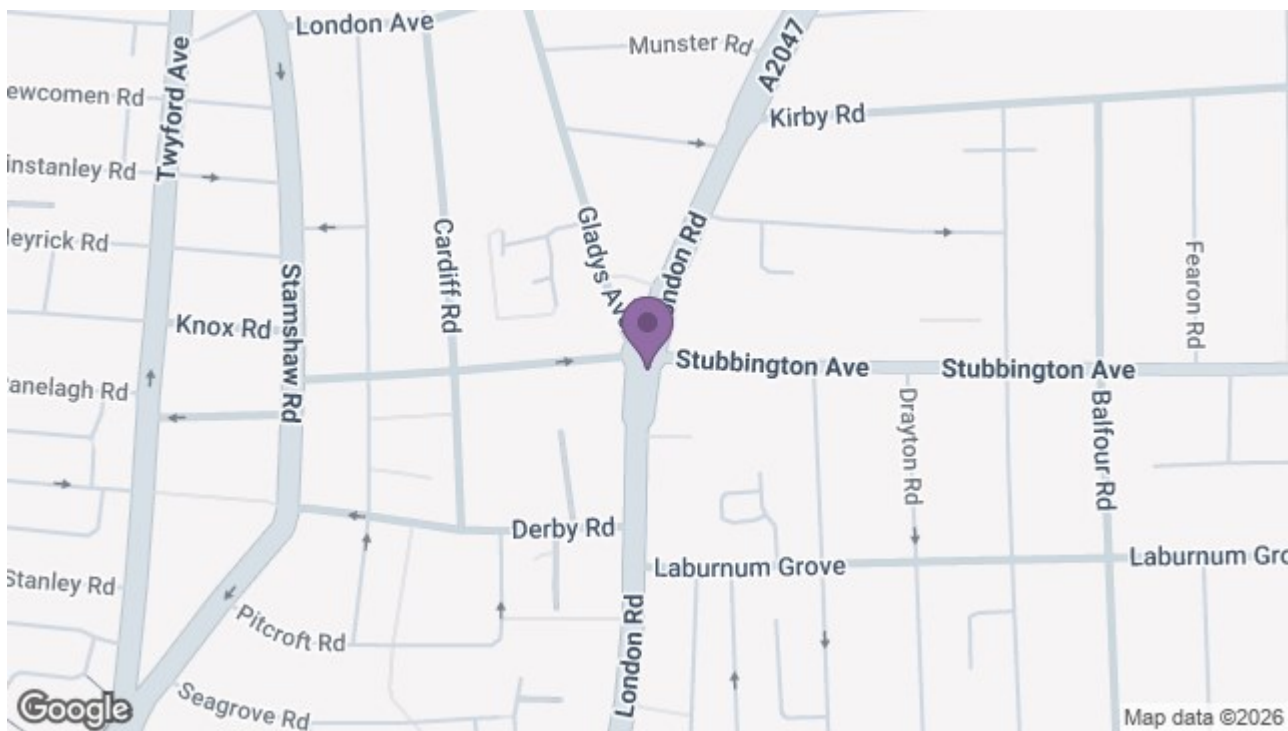


GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA : 411 sq.ft. (38.2 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 errors, omissions or mis-statements. 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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