£180,000

Waverley Road, Southsea PO5 2PP

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- TWO BEDROOM
- GROUND FLOOR APARTMENT
- CHAIN FREE
- LARGE GARDEN
- OPEN PLAN KITCHEN/ DINER
- BAY FRONTED
- GREAT FIRST TIME BUY
- SHORT WALK TO SEAFRONT
- CLOSE TO ALBERT ROAD
- CALL TO VIEW

*CHAIN FREE TWO BEDROOM GROUND FLOOR APARTMENT WITH GARDEN**

We are pleased to bring to market this charming two-bedroom ground floor apartment, offered chain free on Waverley Road in the vibrant area of Southsea. This flat conversion boasts a spacious private garden.

The property features a large kitchen/ living/ dining room with bay window as well as a sizeable double bedroom, alongside a single bedroom that can serve as a guest room or a home office. The three-piece bathroom is well-appointed, ensuring all your needs are met. One of the standout features of this apartment is the large garden, providing a delightful outdoor space.

Situated in a brilliant location, this home is just a stone's throw away from Albert Road, where you will find an array of shops, bars, and restaurants right on your doorstep. Additionally, the seafront is within a short walking distance as well as a local park.

Offered chain free, this property is an ideal choice for first-time buyers, investors, or anyone looking to downsize without compromising on space or location.

Call today to arrange a viewing
02392 864 974
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 A

Leasehold Information
Lease Length: 87 years Ground Rent: £100pa Service Charge: £800pa
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
12'3" x 14'3" (3.75 x 4.35)

Kitchen
9'10" x 11'3" (3.02 x 3.45)

Bedroom One
10'3" x 13'8" (3.13 x 4.18)

Bedroom Two
7'2" x 11'10" (2.19 x 3.61)

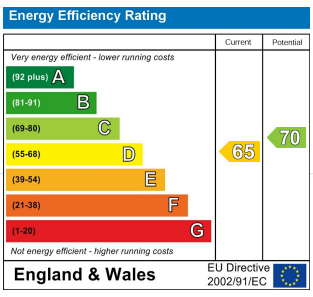
Bathroom











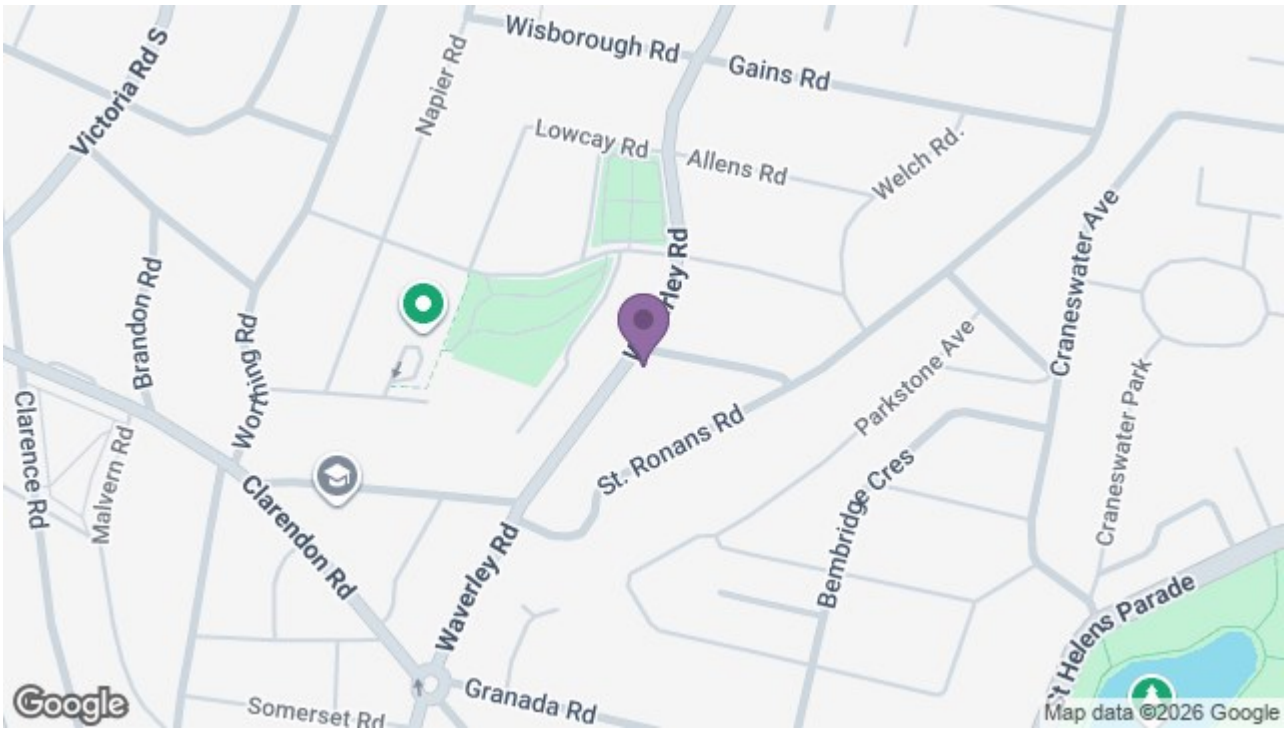
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GROUND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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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