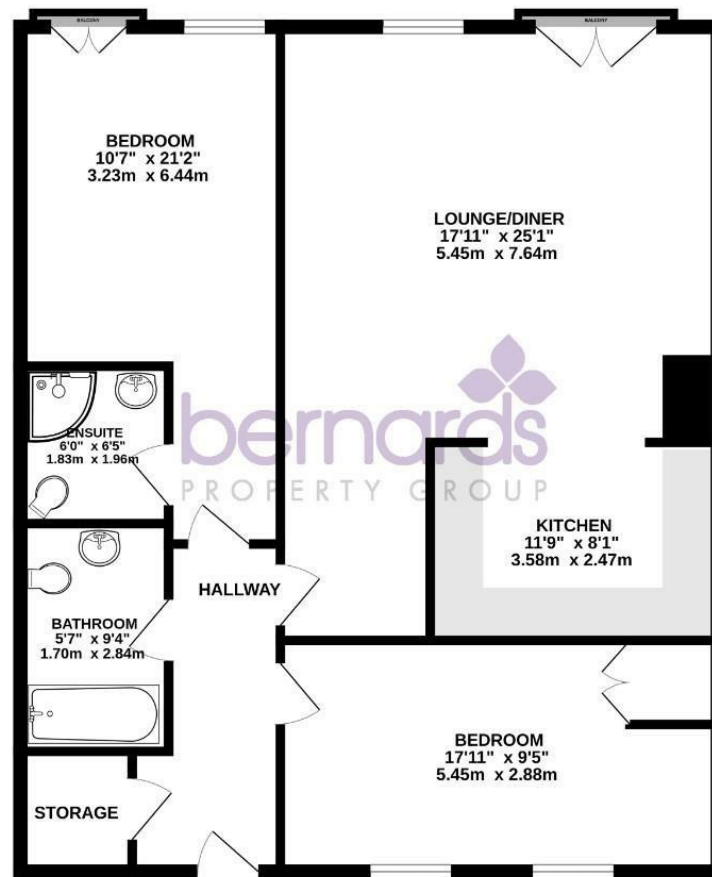


1ST FLOOR
977 sq.ft. (90.8 sq.m.) approx.



TOTAL FLOOR AREA : 977 sq.ft. (90.8 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 is given as to their operability or efficiency can be given.
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£275,000

The Hard, Portsmouth PO1 3DT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ FIRST FLOOR APARTMENT
- ❖ BEAUTIFULLY PRESENTED
- ❖ CHAIN FREE
- ❖ GREAT FIRST TIME BUY
- ❖ OPEN PLAN LIVING/ DINING
- ❖ REQUESTED LOCATION
- ❖ SHORT WALK TO TRAIN STATION
- ❖ CLOSE TO GUNWHARF QUAYS
- ❖ CALL TO VIEW

We are pleased to bring to market this stunning chain free two-bedroom first-floor apartment offering a perfect blend of modern living and convenience. Immaculately presented throughout, this flat conversion boasts an open-plan living and dining room that creates a welcoming space for family and friends. The separate kitchen has recently been replaced and has plenty of cupboard and worktop space.

The apartment features two generously sized double bedrooms, with the second bedroom benefiting from its own ensuite shower room and the stunning bathroom. This property presents a fantastic opportunity for first-time buyers looking to establish themselves in a desirable location offering a term key home.

Situated close to the train station, commuting is a breeze, while the nearby Gunwharf Quays offers a delightful array of shops, restaurants, and leisure activities. Don't miss the chance to make this exceptional property your own.

Originally forming part of the historic Gieves tailoring works at Portsmouth's famous Hard, this distinctive apartment occupies a building with a rich naval heritage. Gieves, founded in Portsmouth in 1785, became one of Britain's most celebrated military tailors, supplying generations of Royal Navy officers. The Hard premises served the company for many decades, producing uniforms and ceremonial dress synonymous with Portsmouth's maritime history, before the building was sensitively converted into a collection of bespoke luxury apartments.

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



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 D

LEASEHOLD INFORMATION

Lease Length: 103 years Ground Rent : Service Charge: £1200pa 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

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

17'10" x 25'0" (5.45 x 7.64)

KITCHEN

11'8" x 8'1" (3.58 x 2.47)

BEDROOM ONE

10'7" x 21'1" (3.23 x 6.44)

EN SUITE

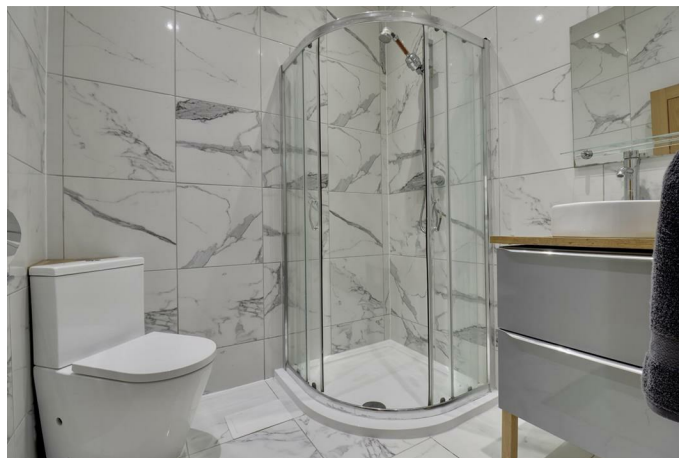
6'0" x 6'5" (1.83 x 1.96)

BEDROOM TWO

17'10" x 9'5" (5.45 x 2.88)

BATHROOM

5'6" x 9'3" (1.70 x 2.84)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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