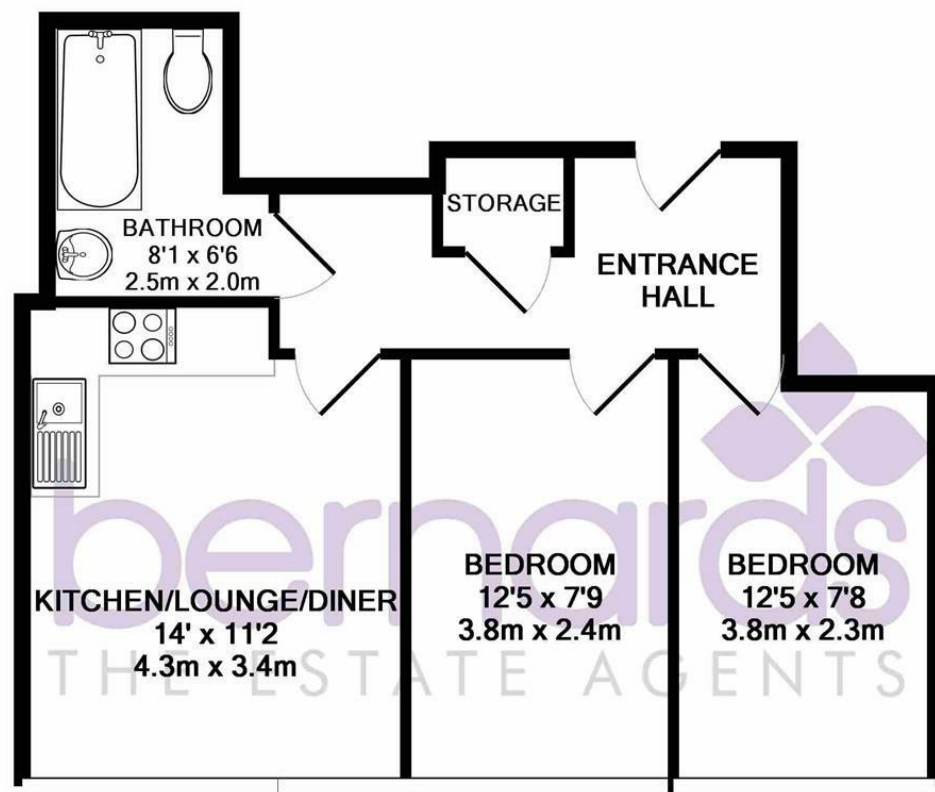
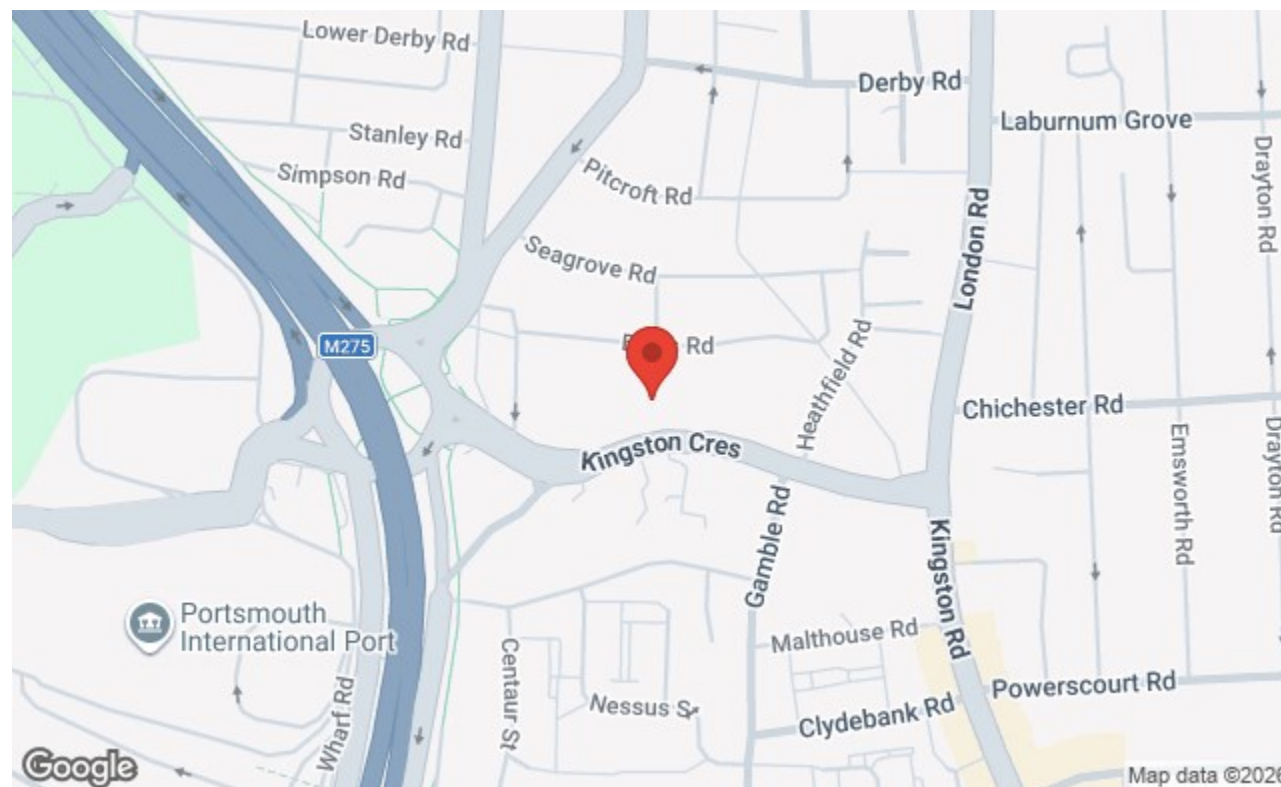




TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



£95,000

29-31 Kingston Crescent, Portsmouth PO2 8AA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ ALLOCATED PARKING
- ❖ CENTRAL LOCATION
- ❖ MODERN FINISH
- ❖ RECENTLY CONVERTED
- ❖ PERFECT FOR INVESTORS

We are pleased to offer to the market this two bedroom, modern apartment in Kingston Crescent, North End.

Boasting a modern finish throughout, the flat offers two bedrooms, bathroom and lounge with kitchenette area. There is also an allocated off road parking space to the front of the building. The property also benefits from lift access.

Currently let for £900 per calendar month.

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



PROPERTY INFORMATION

BATHROOM

8'2" x 6'6" (2.5 x 2.0)

Tile effect flooring, range of smooth and tiled walls, three piece bathroom suite, shower over bath, heated towel rail.

KITCHEN/LOUNGE

14'1" x 11'1" (4.3 x 3.4)

woode effect flooring, smooth walls and ceiling, UPVC double glazed window, range of wall and base kitchen units, integrated electric oven and hob, space for washing machine and under - counter fridge.

BEDROOM ONE

12'5" x 7'10" (3.8 x 2.4)

Carpet flooring, smooth walls and ceiling, UPVC double glazed window, radiator.

REMOVAL QUOTE

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.

BEDROOM TWO

12'5" x 7'6" (3.8 x 2.3)

Carpet flooring, smooth walls and ceiling, UPVC double glazed window, radiator.

COUNCIL TAX

The local authority is Portsmouth city Council. Band A.

LEASEHOLD INFORMATION

Lease Length: 118 YEARS REMAINING

Ground Rent: £200

Service Charge: £1,512

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.



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	52	52
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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