



Albert Road, Southsea, PO5

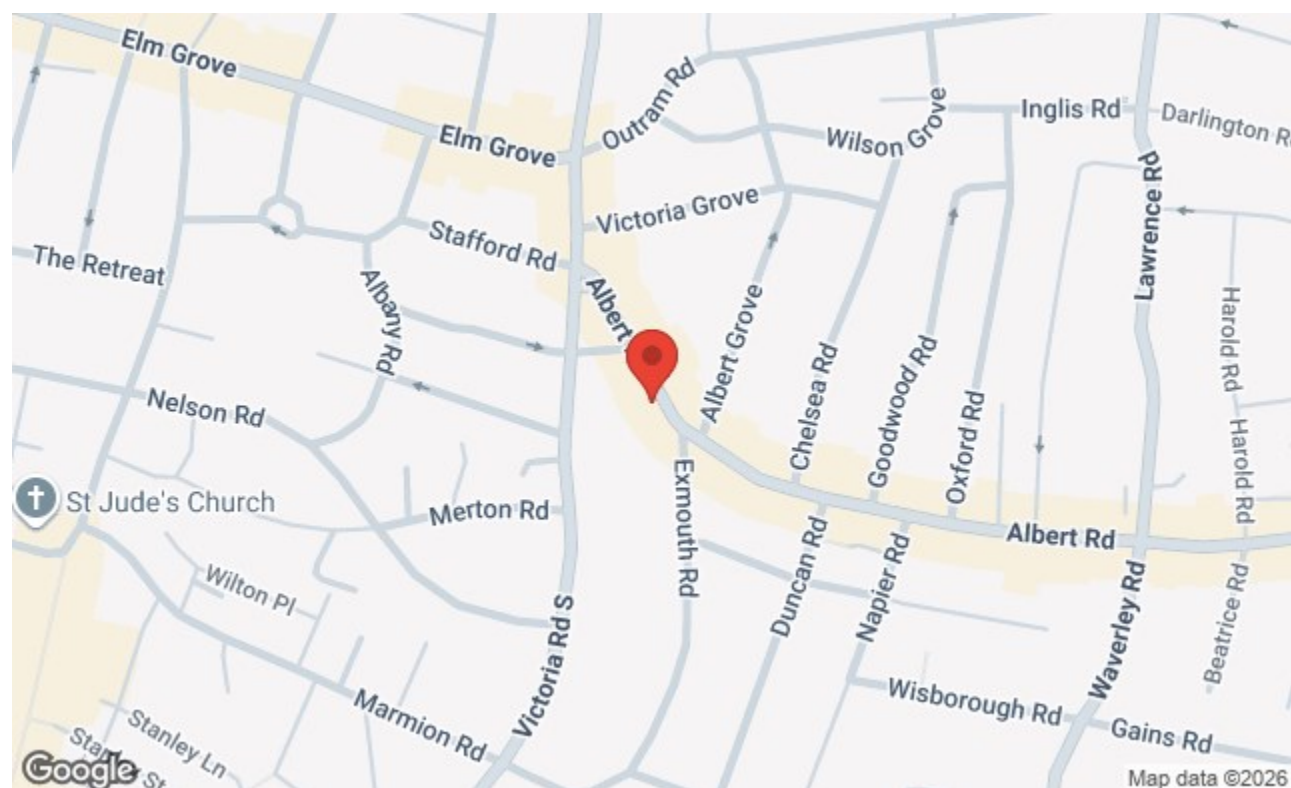
Approximate Area = 526 sq ft / 48.8 sq m
Limited Use Area(s) = 36 sq ft / 3.3 sq m
Total = 562 sq ft / 52.1 sq m
For identification only - Not to scale

Denotes restricted
head height



THIRD FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1298131



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



**FOR
SALE**

£175,000

Albert Road, Southsea PO5 2SW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TOP FLOOR APARTMENT
- ❖ ALLOCATED PARKING
- ❖ 967 YEAR LEASE
- ❖ INVESTMENT OPPORTUNITY
- ❖ IDEAL FIRST TIME PURCHASE
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SHORT WALK TO LOCAL AMENITIES
- ❖ CALL TO VIEW

****TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA WITH PARKING****

We are delighted to bring to market this two bedroom top floor apartment in a sought after central Southsea location with **ALLOCATED PARKING**.

The property comprises of a lounge, kitchen, bathroom with a large storage room and two bedrooms. This flat would make a perfect acquisition for first time buyers and investors alike.

Situated on Albert Road, the location of this block could not be more convenient for anyone looking to reside or invest in the heart of Southsea.

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 A

LEASEHOLD INFORMATION

Lease Length: 976 years Ground Rent: Service Charge: £1391.36 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.

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.

LIVING ROOM

17'6" x 9'8" (5.34 x 2.95)

KITCHEN

6'9" x 6'6" (2.08 x 1.99)

BEDROOM ONE

11'5" x 9'4" (3.50 x 2.85)

BEDROOM TWO

11'6" x 5'11" (3.51 x 1.82)

BATHROOM

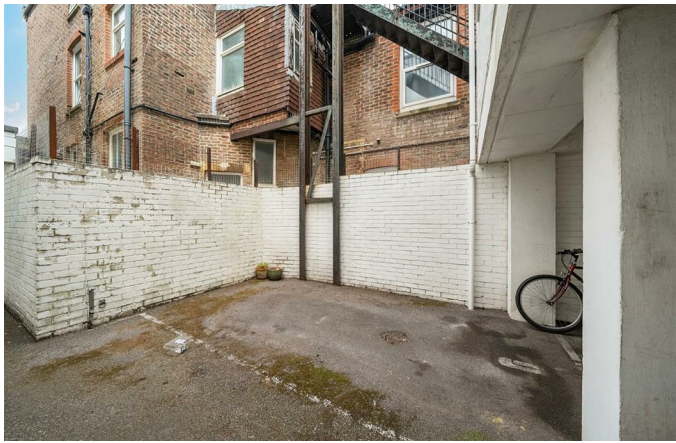
6'10" x 6'1" (2.09 x 1.87)

STORAGE ROOM

7'3" x 6'0" (2.21 x 1.84)

PROPERTY TENURE

Leasehold



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		
EU Directive 2002/91/EC	71	76
England & Wales		



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