

Guide Price £140,000

185-187 Fratton Road, Portsmouth
PO1 5EU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OPEN PLAN LOUNGE/KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ OVER 100 YEAR LEASE
- ❖ NO FORWARD CHAIN
- ❖ CONVENIENT LOCATION
- ❖ EXCELLENT ACCESS TO AMENITIES
- ❖ FRATTON RAILWAY NEARBY
- ❖ IDEAL FIRST HOME/INVESTMENT

This two-bedroom first floor flat is situated within Amber Court on Fratton Road. Offering well-proportioned accommodation, a modern open-plan living space and over 100 years remaining on the lease, this property represents an excellent opportunity for first-time buyers, downsizers or investors.

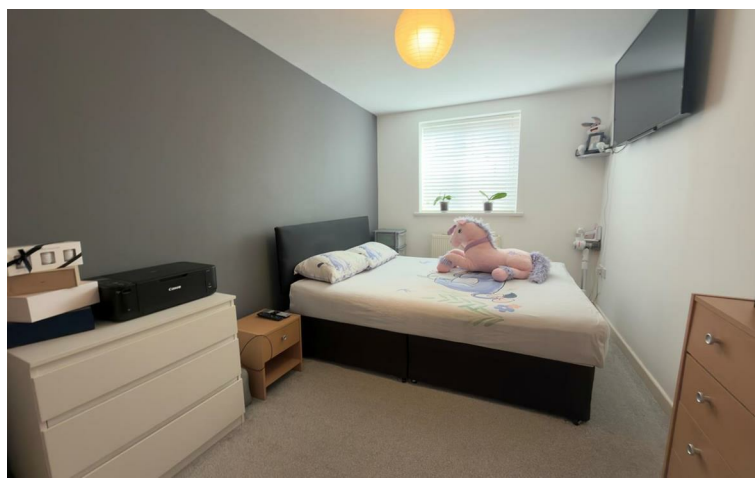
Through the entrance hallway, you are welcomed into a bright and airy open-plan lounge and kitchen. There are also two well-proportioned bedrooms, providing comfortable accommodation with the flexibility to suit a variety of needs. The three-piece bathroom suite is conveniently positioned within the property and provides a practical finish.

A particular benefit is the over 100 years remaining on the lease, providing reassurance for future owners. The property is also offered with no forward chain, which can help facilitate a smoother and more straightforward purchase.

Located along Fratton Road, the property is well positioned for access to a wide range of local shops, amenities and transport links. Fratton railway station and Portsmouth city centre are also within easy reach, making this a convenient location for commuters and those looking to enjoy everything Portsmouth has to offer.

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





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PROPERTY INFORMATION

LOUNGE/DINER

10'11" x 17'7" (3.33 x 5.36)

KITCHEN

6'5" x 6'0" (1.98 x 1.83)

BEDROOM ONE

8'3" x 14'4" (2.54 x 4.37)

BEDROOM TWO

7'1" x 14'4" (2.16 x 4.37)

BATHROOM

6'5" x 5'6" (1.96 x 1.70)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B £1,696.27

Leasehold Information

** AS PER FLAT 2 **

Lease Length: 110 years

Ground Rent: £138.21 PA

Service Charge: £954.01 PA

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.

Letting Information

If you are considering buying this property for buy to let purposes, it is currently let at £975 PCM. This would give you 8.3% gross return based on the current asking price. If you would like any further information about lettings, what services our in house teams can offer please call your local office on 02392 728090 or email portsmouth@bernardsestates.co.uk

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

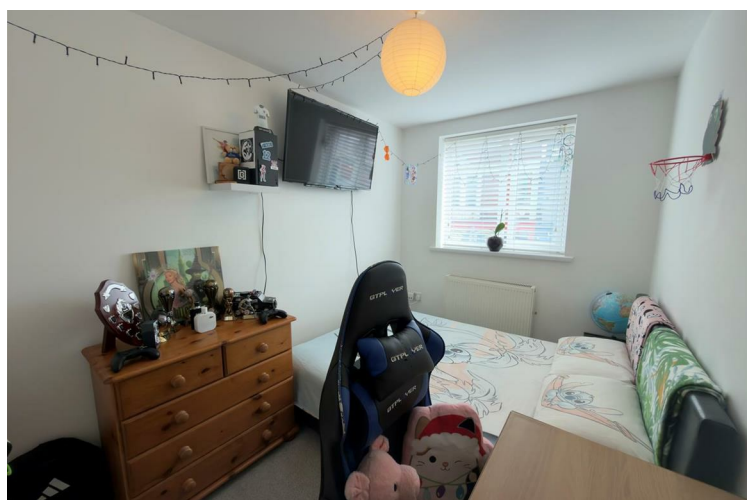
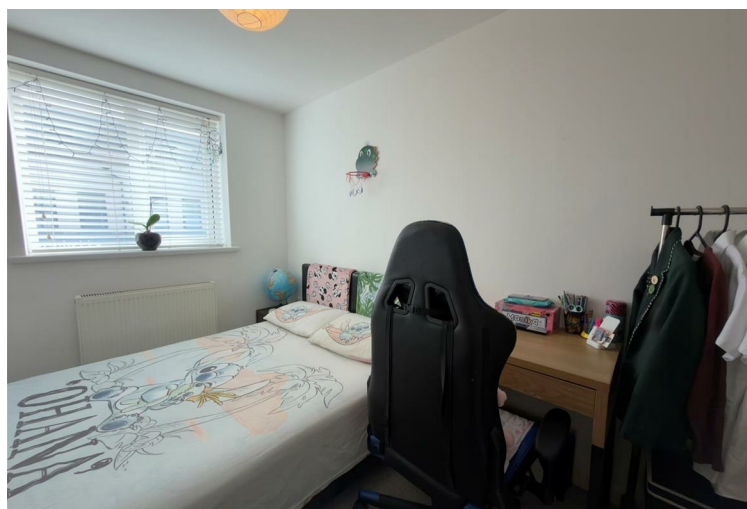
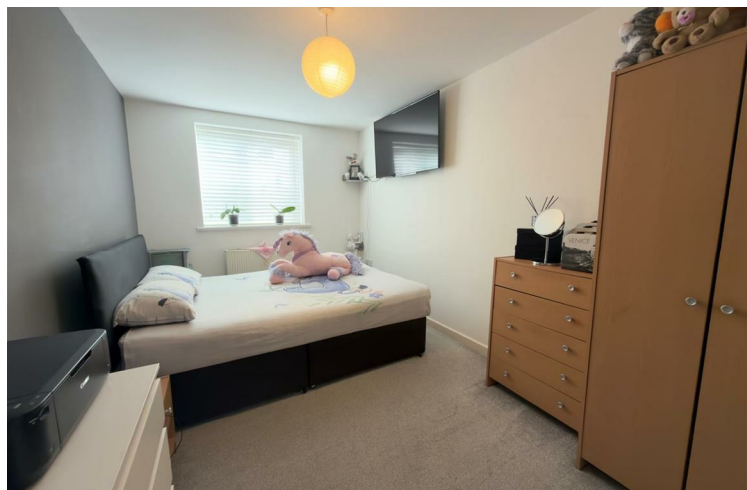
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

Conveyancing

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 conveyance 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.

Anti-Money Laundering

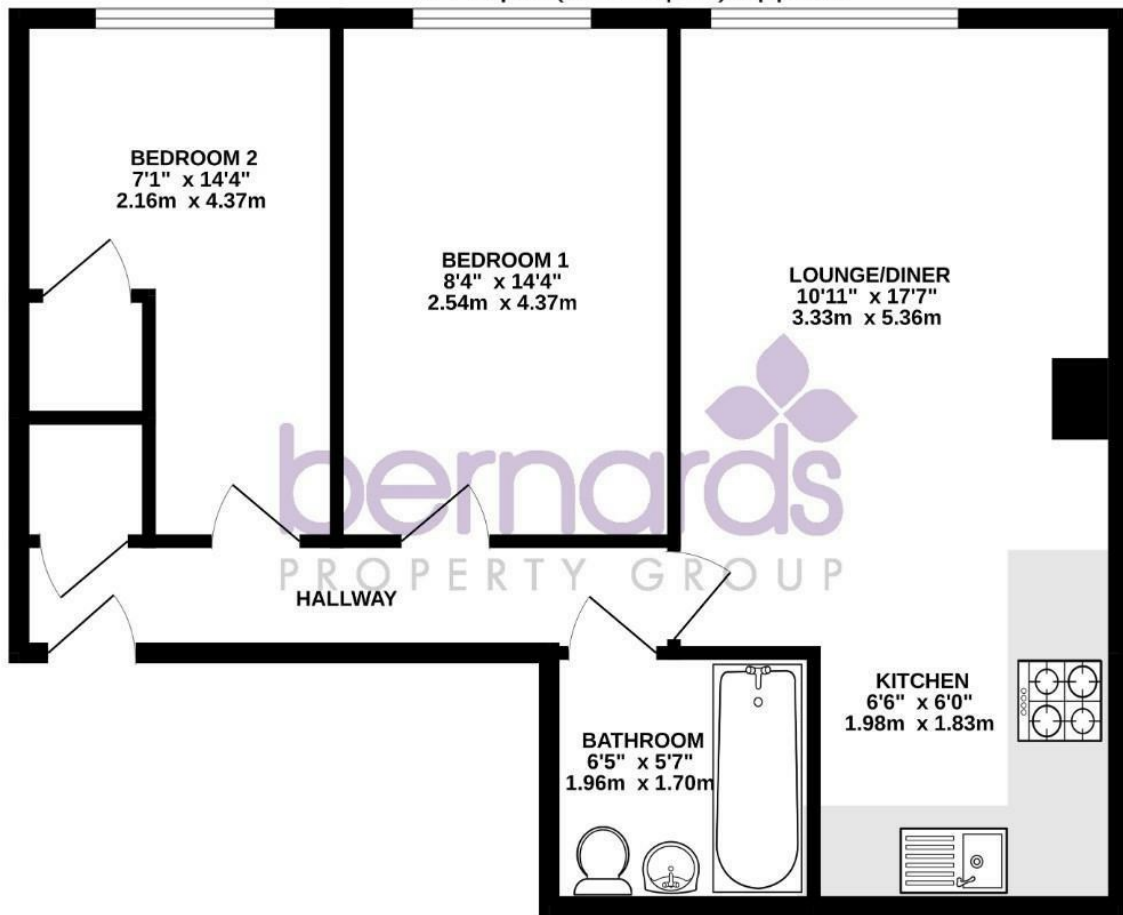
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	77
England & Wales	EU Directive 2002/91/EC	

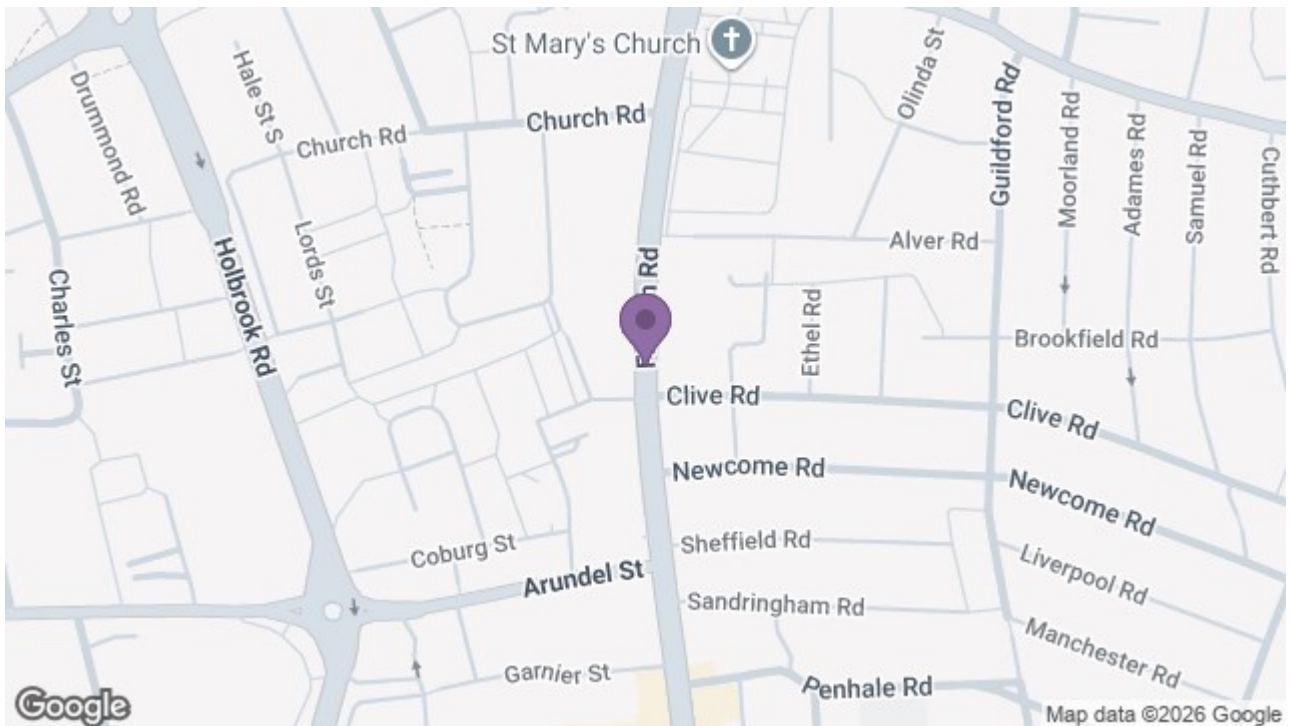


FIRST FLOOR
677 sq.ft. (62.9 sq.m.) approx.



TOTAL FLOOR AREA : 677 sq.ft. (62.9 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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