£1,450 PCM

251 New Road, Portsmouth PO2 7EU



HIGHLIGHTS

- STUNNING CONDITION
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- FULLY FITTED KITCHEN
- HIGH SPECIFICATION
- TWO BATHROOMS
- IDEAL FOR FAMILIES
- GROUND FLOOR WC
- CENTRAL LOCATION
- A MUST VIEW

Bernards are thrilled to market this exclusive development in the sought after and central location of New Road, Portsmouth

Eagle Terrace is a development of just nine townhouses homes all are spread across three floor and finished to a very high standard throughout.

The properties are comprised of a modern kitchen which if built to a very high specification with ample natural light. Carrying through the ground floor also include a spacious lounge, with double doors onto the rear garden. The double doors bring the 'outside in', giving access onto tastefully gardens and flooding the room with natural light.

Completing the ground floor is the W.C.

Moving to the first floor, the property boasts two spacious double bedrooms The bedrooms are separated by the luxury family bathroom.

Moving to the first floor, the property is completed by the tasteful master bedroom, the large double bedroom also includes Velux windows and access to the luxury en suite.

These stunning homes are built to a very good specification and offer both a central location and excellent size, we therefore recommend booking an early viewing to avoid dissapointment.

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











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PROPERTY INFORMATION

KITCHEN
8' x 8'8' (2.44m x 2.64m')

W.C
3'6" x 4'5" (1.07m x 1.35m)

LOUNGE
12'7" x 12'5" (3.84m x 3.78m)

BEDROOM ONE
21'8" x 12'7" (6.60m x 3.84m)

ENSUITE
6'9"x 5'7" (2.06mx 1.70m)

BEDROOM TWO
8'3" x 12'7" (2.51m x 3.84m)

BEDROOM THREE
7' x 12'7" (2.13m x 3.84m)

BATHROOM
9' x 5'1" (2.74m x 1.55m)

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

Council Tax Band TBC

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.

NEW TENANT FEES
Tenancies entered prior to 01st June 2019 fees still payable:
Renewal £100 plus VAT
Releasing a Reference to new Agent or Landlord £25 plus VAT
Late fees for not paying rent on due date £25 plus Vat for every three days

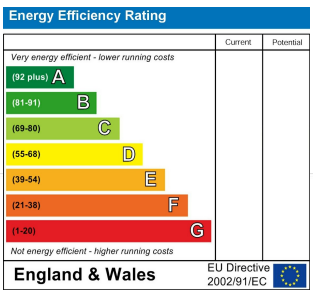
New tenancies from 1st June 2019
Company Let £500 plus VAT
Change of agreement requested by tenant £50.00 including VAT
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.









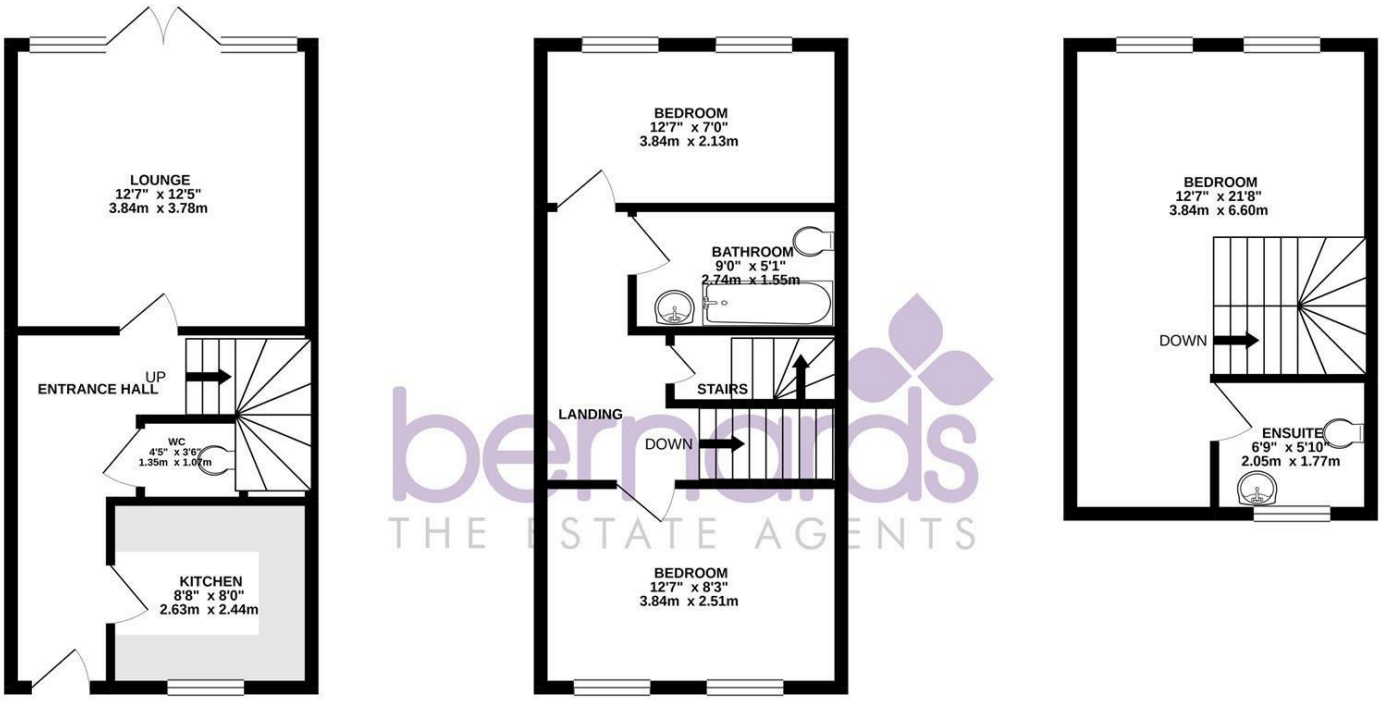


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GROUND FLOOR
356 sq.ft. (33.1 sq.m.) approx.

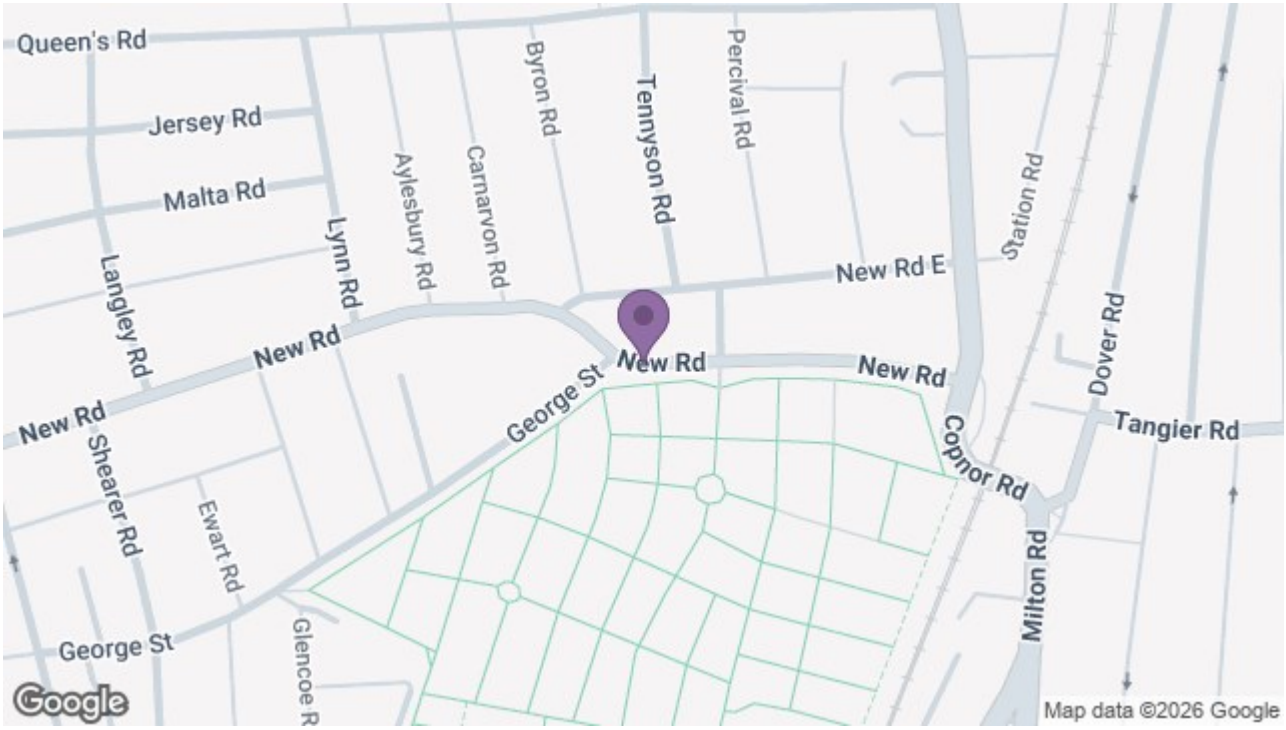
1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.

2ND FLOOR
260 sq.ft. (24.1 sq.m.) approx.



TOTAL FLOOR AREA : 973 sq.ft. (90.4 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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