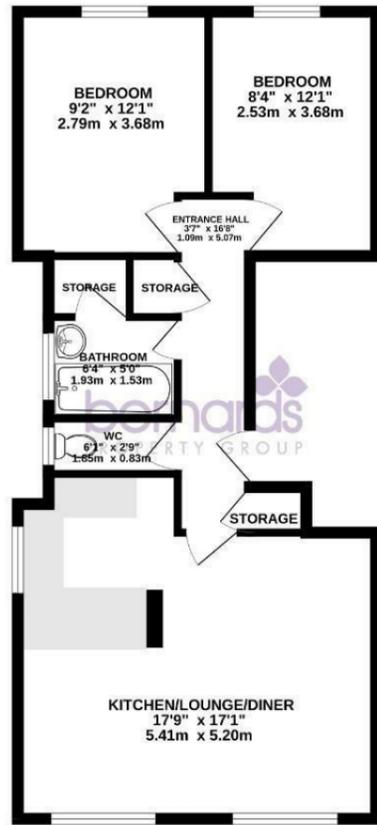
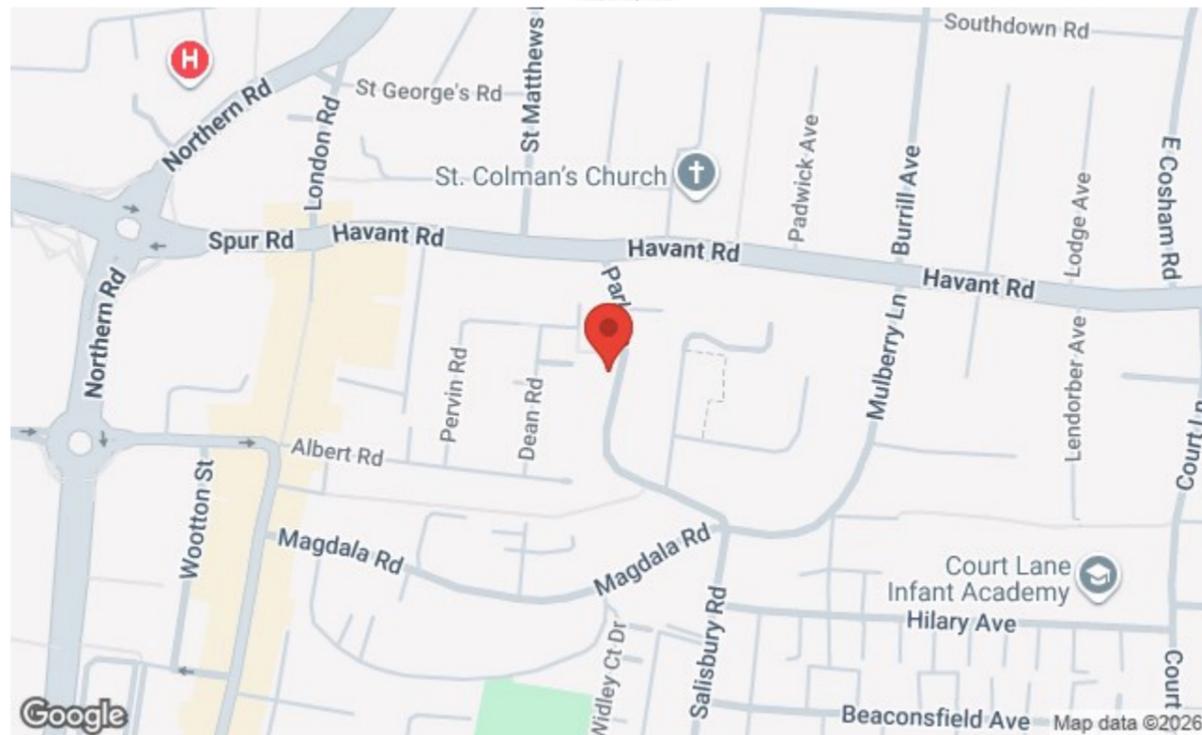


FIRST FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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FOR SALE

Offers Over £190,000

Park Lane, Portsmouth PO6 2QS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ REFURBISHED
- ❖ PURPOSE BUILT FLAT
- ❖ NO ONWARD CHAIN
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ GARAGE
- ❖ PERFECT FIRST TIME BUY
- ❖ CLOSE TO QA HOSPITAL
- ❖ CLOSE TO COSHAM MAINLINE STATION

Located in the desirable area of Park Lane, Cosham, Portsmouth, this purpose-built flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The flat boasts an inviting reception room, providing a warm and welcoming atmosphere for relaxation or entertaining guests.

One of the standout features of this home is the en-suite bathroom, which adds a touch of luxury and privacy to the master bedroom. Additionally, a family shower room is available, ensuring that all your needs are met with ease. The flat also includes three reception rooms, offering versatile spaces that can be tailored to your

lifestyle, whether you desire a home office, a dining area, or a cosy lounge.

For those with vehicles, the property comes with the added benefit of a garage, providing secure parking and extra storage space. The location is particularly advantageous, being in close proximity to QA Hospital and Cosham mainline station, making commuting and access to local amenities exceptionally convenient.

This flat presents an excellent opportunity for anyone looking to settle in a vibrant community with easy access to transport links and essential services. With its appealing features and prime location, this property is not to be missed.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

COMMUNAL ENTRANCE

ENTRANCE HALL

KITCHEN/LOUNGE/DINER

17'8" x 17'0" (5.41 x 5.20)

BEDROOM 1

9'1" x 12'0" (2.79 x 3.68)

BEDROOM 2

8'3" x 12'0" (2.53 x 3.68)

BATHROOM

6'3" x 5'0" (1.93 x 1.53)

W.C.

5'4" x 2'8" (1.65 x 0.83)

GARAGE

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

BERNARDS OFFER CHECK PROCEDURE

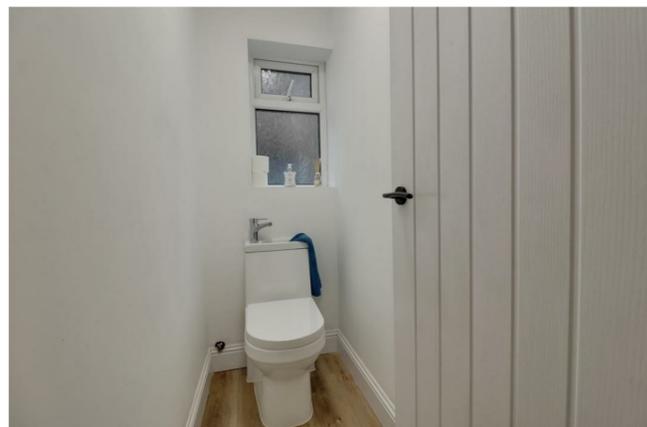
If you are considering making an offer for this or any other property we are

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.

SOLICITOR/ 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 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.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		73	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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