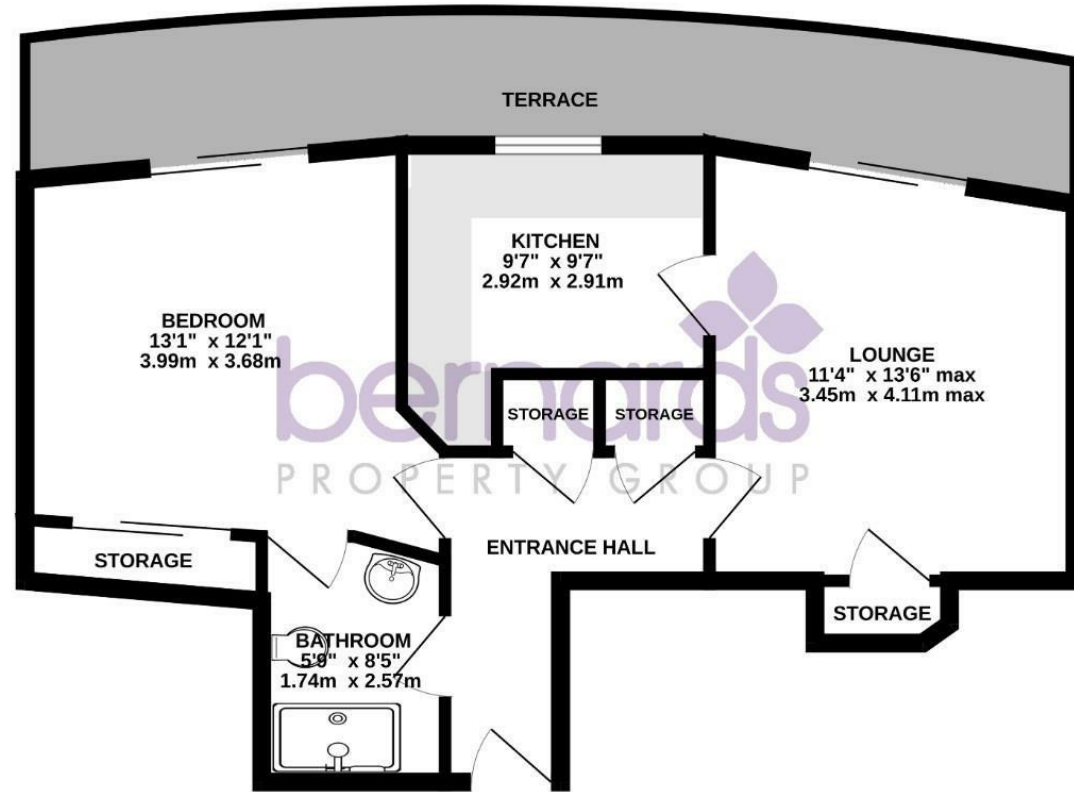
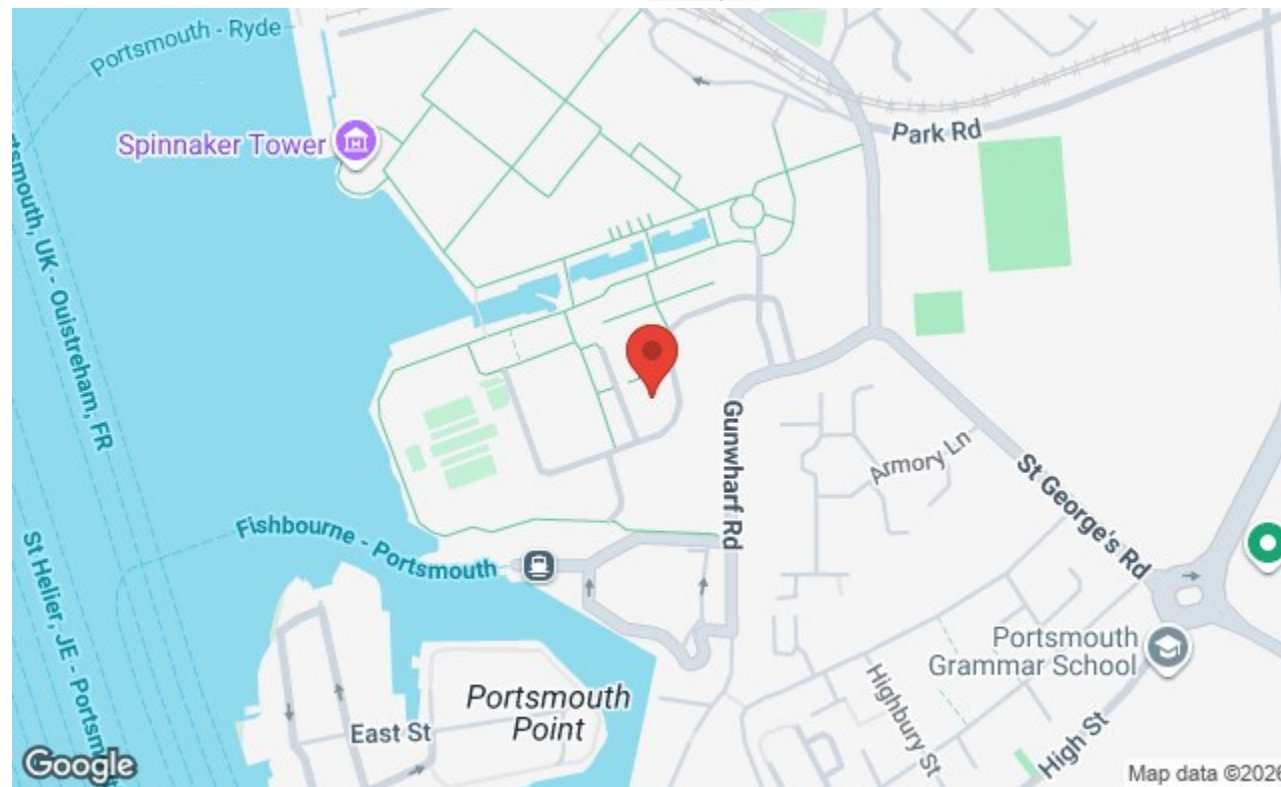


GROUND FLOOR  
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 495 sq.ft. (46.0 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£250,000

Jupiter Court, Portsmouth PO1 3TS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ GROUND FLOOR APARTMENT
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ NEW SHOWER ROOM
- ❖ GREAT FIRST TIME BUY
- ❖ ALLOCATED PARKING
- ❖ OUTSIDE SPACE
- ❖ GUNWHARF QUAYS
- ❖ SHORT WALK TO TRAIN STATION
- CALL TO VIEW

**\*\*ONE BEDROOM GROUND FLOOR APARTMENT IN GUNWHARF QUAYS WITH ALLOCATED PARKING\*\***

We are delighted to bring to market this one bedroom ground floor apartment situated in Jupiter Court, Gunwharf Quays. This property is sold CHAIN FREE and has the added benefit of an allocated parking space.

The apartment comprises of a large living room with separate fitted kitchen and doors leading out onto the terrace space. The double bedroom also benefits from doors onto the terrace as well as a fitted wardrobe, the new shower room can be accessed

from the bedroom or the hallway with a jack&jill system. The apartment has plenty of cupboard space in the hallway and living room offering much needed storage space. Completing the accommodation is the terrace space providing an outside area for any new owner to enjoy.

This home is an ideal first time buy and is turn key allowing new owners a quick move in. The location is second to none being so close to local shops, bars and restaurants as well as being a short walk to the train station.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://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 D

## LEASEHOLD INFORMATION

Lease Length: 173 years Ground Rent: £175pa Service Charge: £2035pa 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.

## PROPERTY TENURE

Leasehold

## 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.

## LOUNGE

11'3" x 13'5" (3.45 x 4.11)

## KITCHEN

9'6" x 9'6" (2.92 x 2.91)

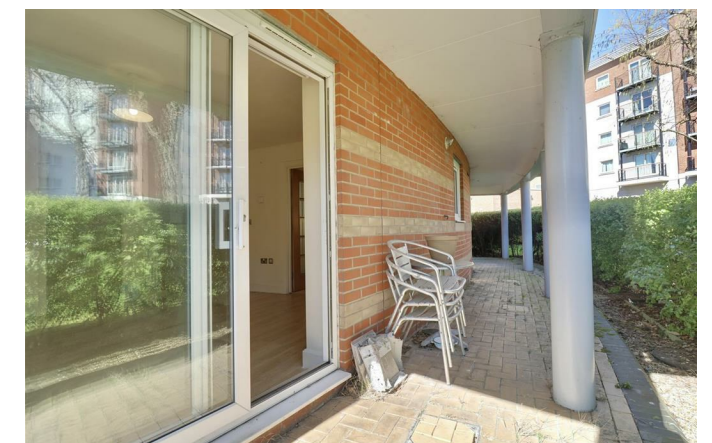
## BEDROOM

13'1" x 12'0" (3.99 x 3.68)

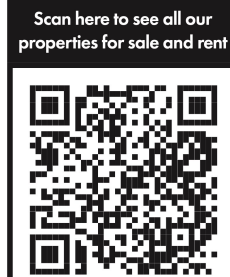
## BATHROOM

5'8" x 8'5" (1.74 x 2.57)

## TERRACE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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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