

£1,250 PCM

St. Helens Mansions, Southsea PO4
ORU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING SEA VIEWS
- ❖ SECURE OFF ROAD PARKING
- ❖ FULLY FURNISHED
- ❖ BALCONY
- ❖ ONE DOUBLE BEDROOM
- ❖ ENSUITE BATHROOM
- ❖ SEPERATE W.C
- ❖ LIFT IN BLOCK
- ❖ AVAILABLE JUNE
- ❖ A MUST VIEW

***BEAUTIFUL VIEWS FROM BALCONY
WITH PARKING!***

With Southsea beach on your doorstep, this spacious, fully furnished second floor apartment offers seaside living at its finest with the huge added bonus of secure off road parking.

Located on the second floor, accesses via a lift, the property consists of a large lounge/diner, which has a door onto the private balcony which boasts simply spectacular views. Off the lounge, also accesses the fitted kitchen.

The property has one double bedroom, which measures over 17ft and has access to the ensuite, four-piece bathroom.

Completing the property is the w.c, which adds excellent practicality

A stones throw away is South Parade Pier and Canoe Lake, perfect scenery for a morning run or evening walk!

The property is offered with full furnishings and is available to move into immediately.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE/DINER

17'1" x 15'11" (5.21m x 4.85m)

KITCHEN

8'2" x 9' (2.49m x 2.74m)

W.C

3' x 9' (0.91m x 2.74m)

BEDROOM

17'6" x 10'11" (5.33m x 3.33m)

BATHROOM

7'11" x 7' (2.41m x 2.13m)

Council Tax Band C

Letting Information

If you are considering buying this property as a buy to let investment, we can advise that we would expect to achieve in the region of £ PCM. This would provide a % gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 023 9286 4974 or email southsea@bernardsestates.co.uk

Right to Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to

adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Removal Quotes

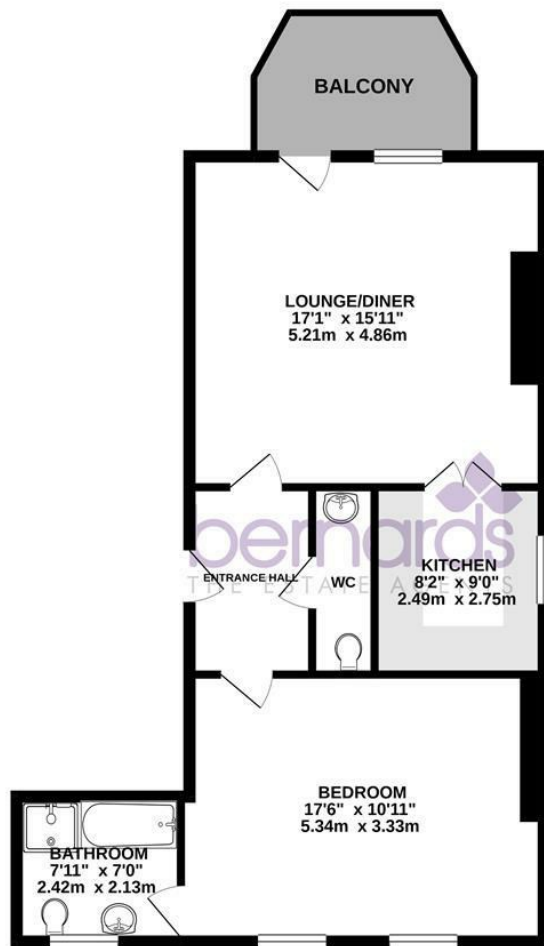
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



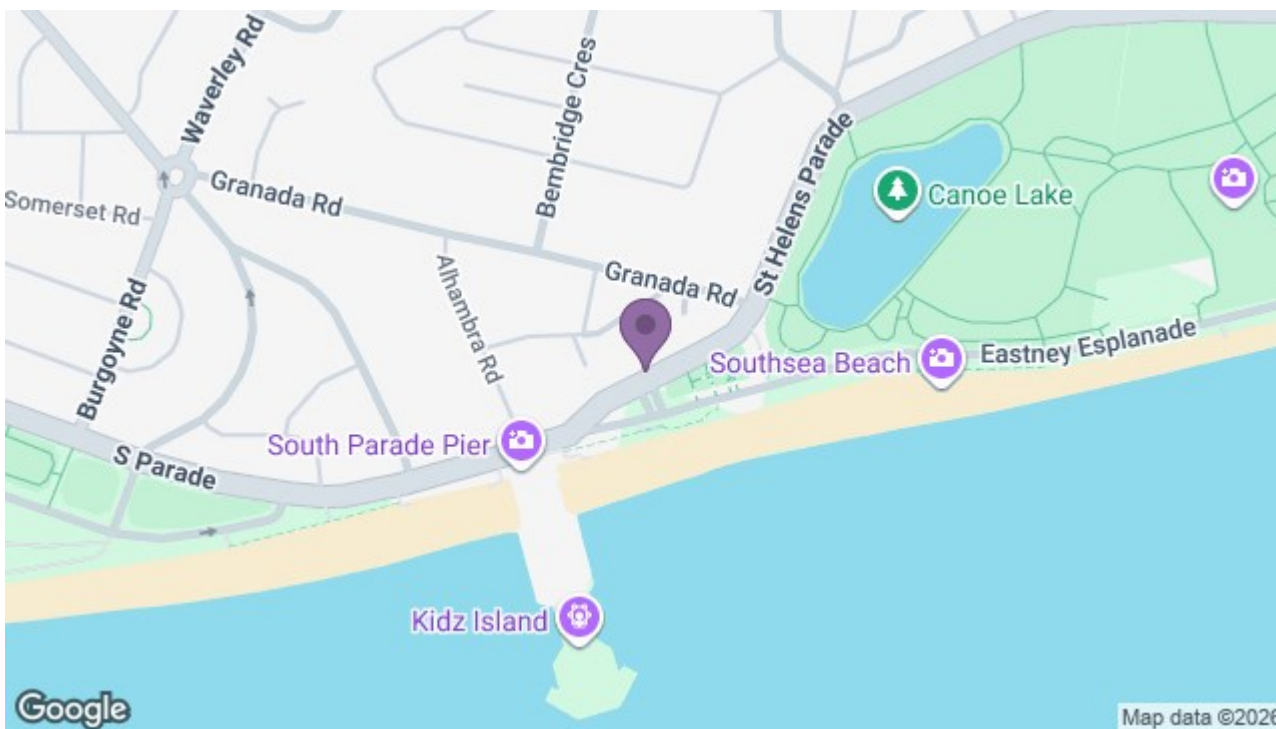
2ND FLOOR
691 sq.ft. (64.2 sq.m.) approx.



TOTAL FLOOR AREA : 691 sq.ft. (64.2 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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