£375,000

Festing Road, Southsea PO4 0NH

bernards
THE ESTATE AGENTS

2 2 2



HIGHLIGHTS

- TWO BEDROOM
- SECOND FLOOR APARTMENT
- SHARE OF FREEHOLD
- BAY-FRONTED LOUNGE/ DINER
- EXTENSIVELY MODERNISED
- GARAGE
- REQUESTED LOCATION
- CLOSE TO BARS/ RESTAURANTS
- MINUTES FROM CANOE LAKE
- CALL TO VIEW

DESIRABLE TWO BEDROOM APARTMENT CLOSE TO CANOE LAKE WITH GARAGE

Welcome to Cumberland Court and this beautiful two bedroom second floor apartment located minutes walk from Canoe Lake, common parks and Southsea seafront. There is the addition of a garage which offers parking or additional storage, are rare find for the location.

The property comprises a large living/ dining area, modern fitted kitchen, shower room and two bedrooms, both of which are large double rooms and come with fitted wardrobes whilst there is further storage in the hallway as well as an additional w/c. The apartment is in fantastic decorative order offering a turn key home for any new owner.

The location is wonderful and highly desired with everything Southsea has to offer right on your doorstep. There is a bus stop just outside the building entrance offering transport across Southsea. This is not an opportunity to be missed, call to view.

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











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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
Management Company : Lease Length : Ground Rent : Service Charge :
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
Freehold / 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
16'6" x 12'11" (5.03 x 3.96)

Dining Room
15'2" x 10'0" (4.64 x 3.05)

Kitchen
10'2" x 10'2" (3.10 x 3.10)

Bedroom One
11'5" x 16'9" (3.50 x 5.11)

Bedroom Two
11'1" x 12'7" (3.38 x 3.86)

Shower Room
5'4" x 5'7" (1.65 x 1.71)

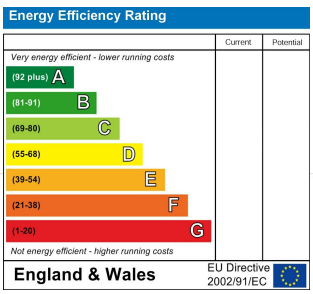
W/C





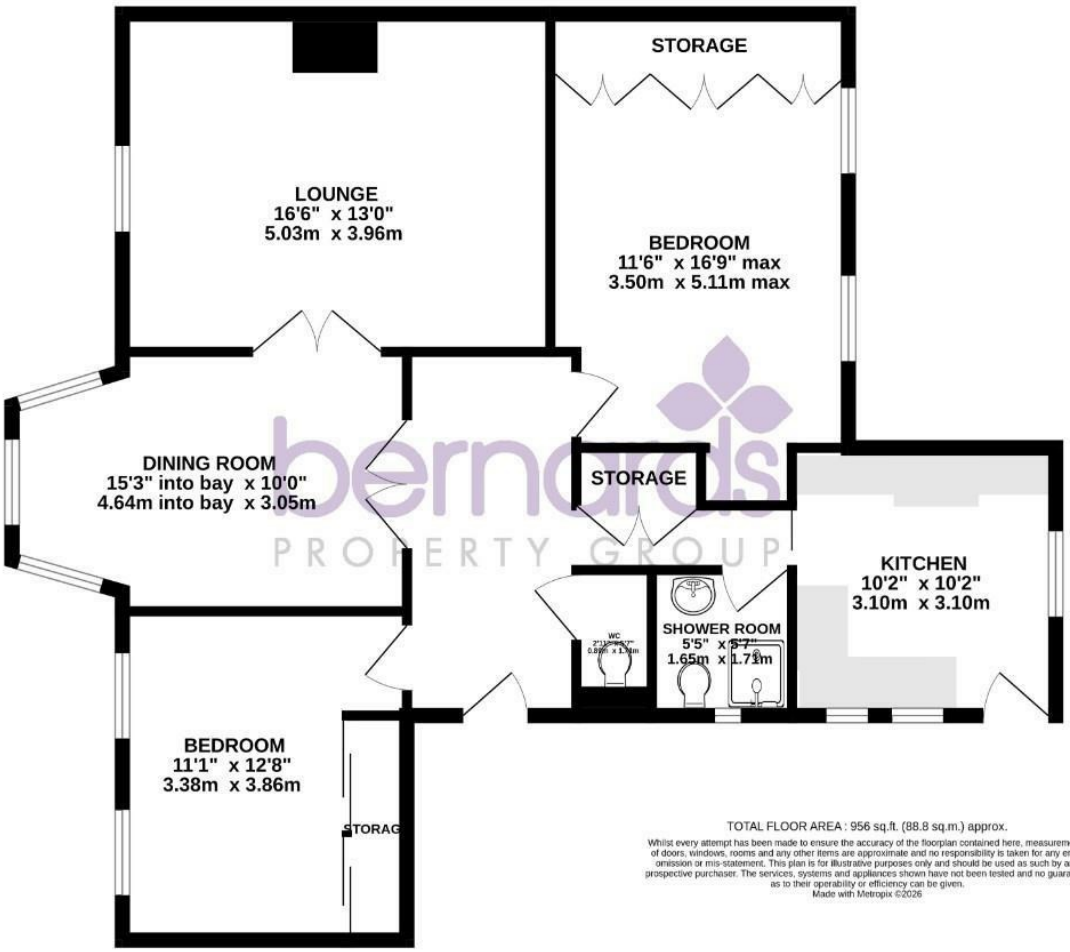


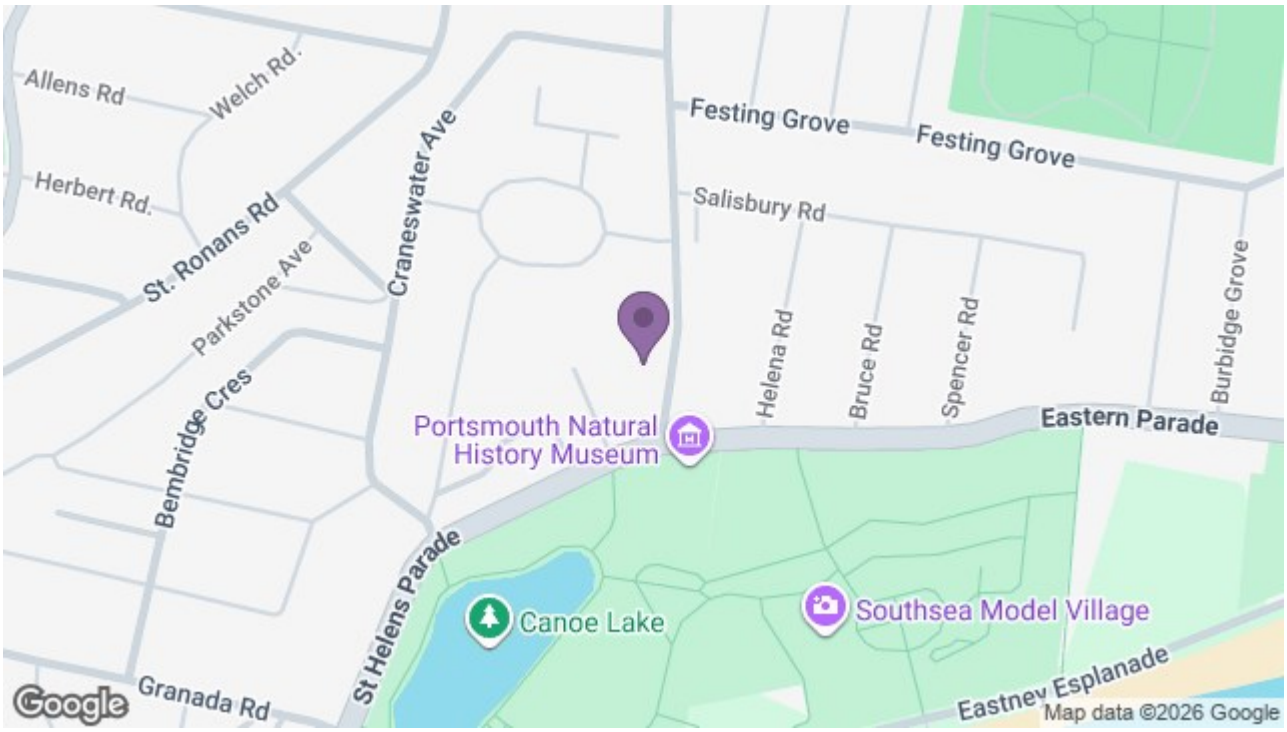




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TOP FLOOR
956 sq.ft. (88.8 sq.m.) approx.





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