£80,500

Prince George Street, Portsmouth
PO1 3FU

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- SHARED OWNERSHIP
- IMPRESSIVE APARTMENT
- 2ND FLOOR
- OPEN PLAN LIVING
- 2 DOUBLE BEDROOMS
- BALCONY
- ALLOCATED PARKING
- IDEAL FIRST STEP ON PROPERTY LADDER
- OFFERED CHAIN FREE
- CALL TO VIEW

** IMPRESSIVE 2ND FLOOR SHARED OWNERSHIP APARTMENT CLOSE TO GUNWHARF QUAYS **

We are delighted to bring to market this beautifully presented apartment in Pennant House. Occupying a position on the 2nd Floor, this attractive home is offered on a SHARED OWNERSHIP basis giving someone the ideal start to life on the property ladder.

The accommodation comprises two generous bedrooms, a well presented family bathroom and a lovely bright open plan lounge / diner / kitchen arrangement that is undoubtedly the heart of the home. You also have a balcony to enjoy when the weather allows with the further benefit of allocated parking.

The location is absolutely fantastic. You are within walking distance of The Hard, Gunwharf Quays, Historic Dockyard and only a short distance away from Southsea seafront. With no onward chain, this is a fantastic opportunity that must be viewed as soon as possible.

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











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PROPERTY INFORMATION

2nd FLOOR

ENTRANCE HALL
17'11" x 5'11" (5.46m" x 1.80m")

LOUNGE KITCHEN DINER
20'1" x 16'3" (6.12m" x 4.95m")

BALCONY

BEDROOM 1
13'10" x 11'10" (4.22m" x 3.61m")

BEDROOM 2
13'10" x 9'3" (4.22m" x 2.82m")

BATHROOM
6'10" x 6'7" (2.08m" x 2.01m")

STORAGE CUPBOARDS

ALLOCATED PARKING

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 C
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

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
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.

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.

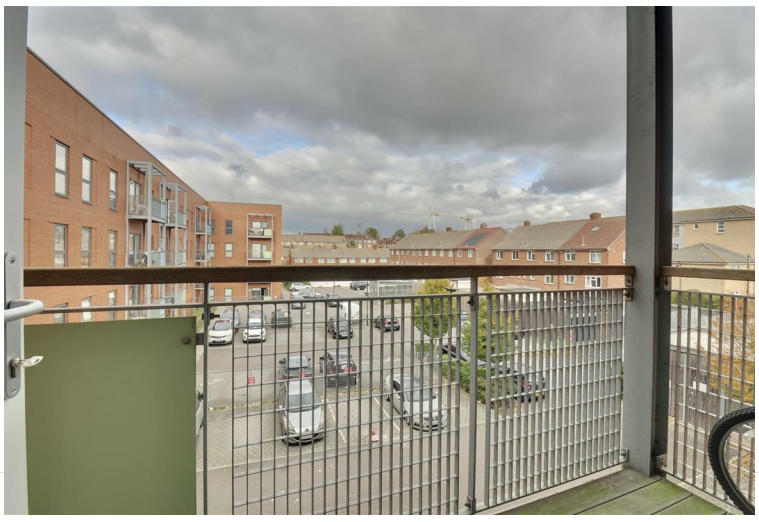
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

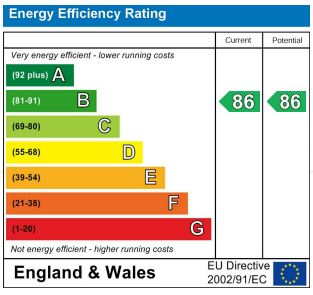
Shared Ownership
The asking price represents a 35% share of the property.
The remaining 65% has a rental amount due of £751 PCM which also includes the Ground Rent, Managing Agent Fee & Charges and Buildings Insurance





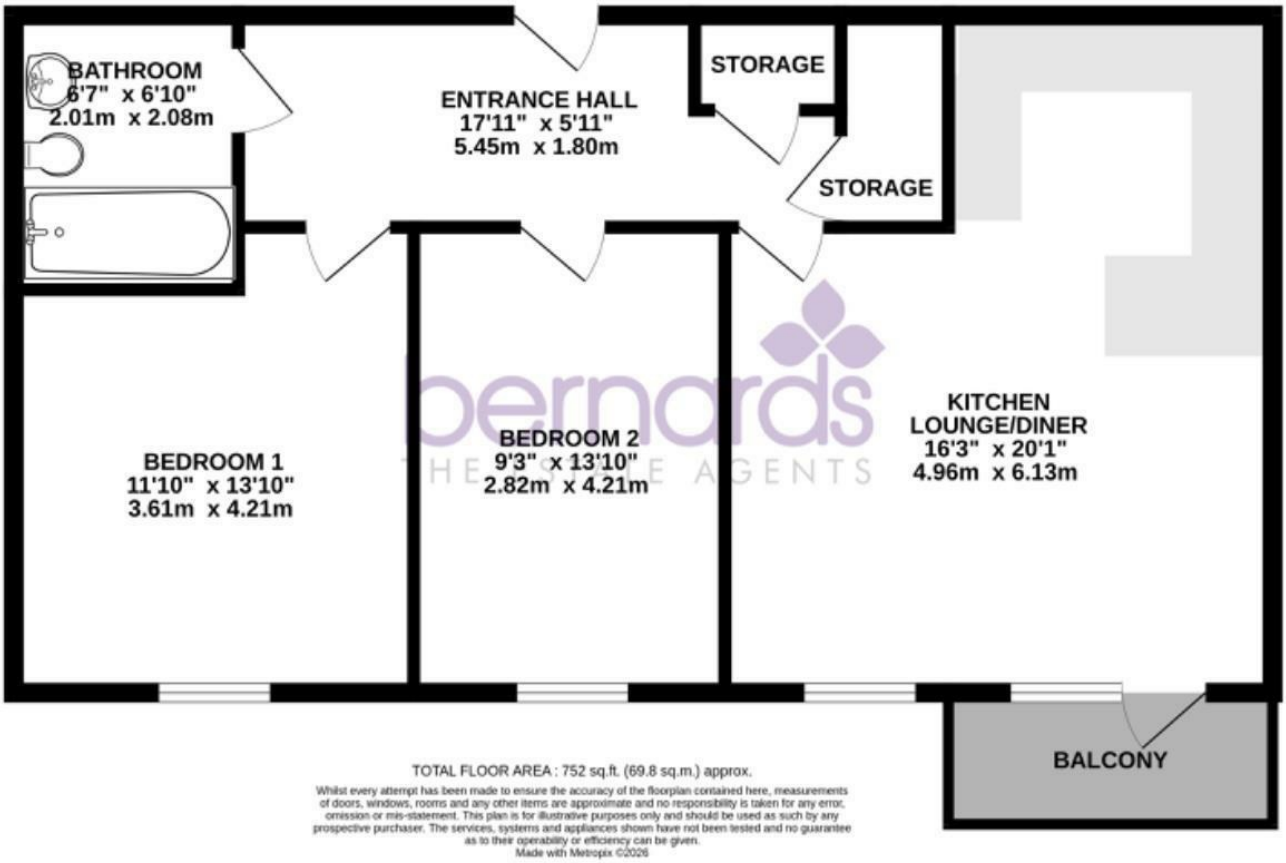


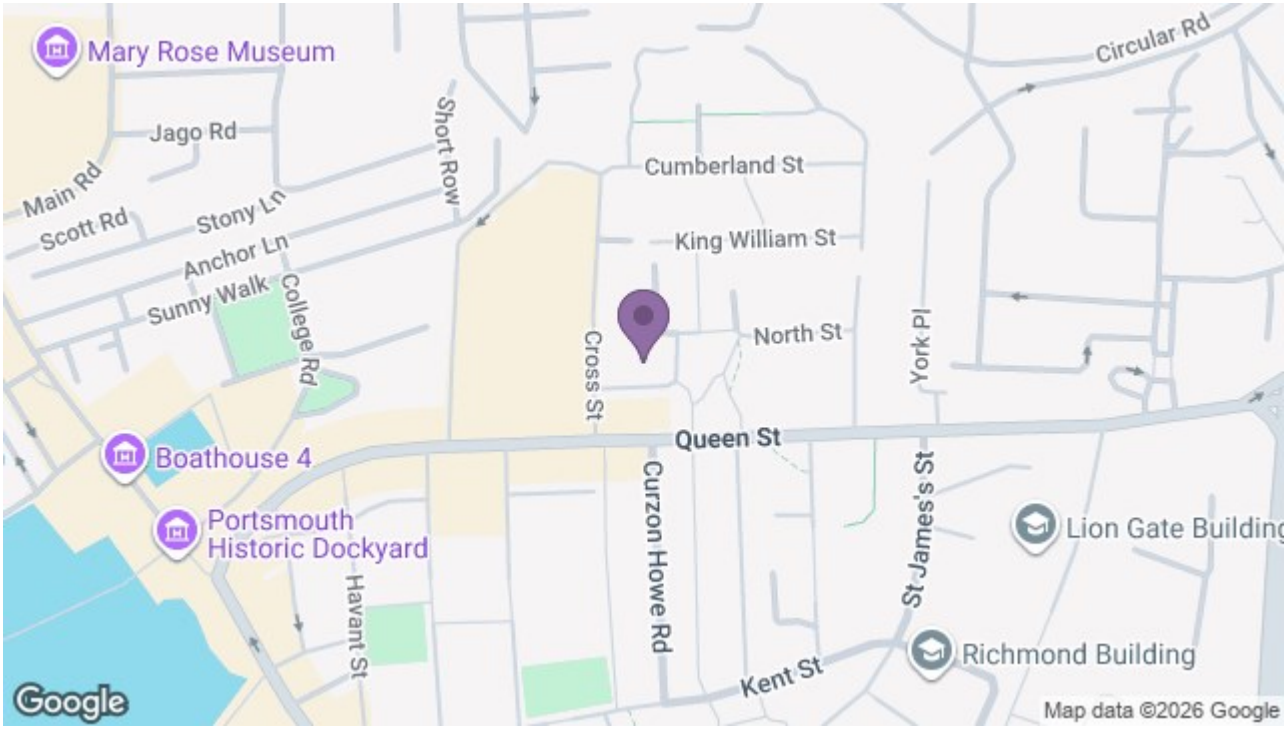




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2ND FLOOR
752 sq.ft. (69.8 sq.m.) approx.





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t: 02392 864 974