



**Flat 3
Garnier Street
Portsmouth
Hampshire
PO1 1PD**

Offers In Excess Of £151,000

bettermove

Garnier Street Portsmouth

Bettermove are proud to present this 2 bedroom second floor flat in Portsmouth. This property is available with no forward chain.

The property benefits from double glazing, electric heating throughout and has on street parking available outside.

The council tax band is A.

This is a leasehold property with 76 years remaining on the lease; there is no service charge or ground rent.

The interior of this beautifully presented property comprises a spacious living room, fitted kitchen and dining area, bathroom and 2 bedrooms.

Located in the popular city of Portsmouth, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs.

Excellent transport connections can be found from the M275, Fratton train station and local bus routes.

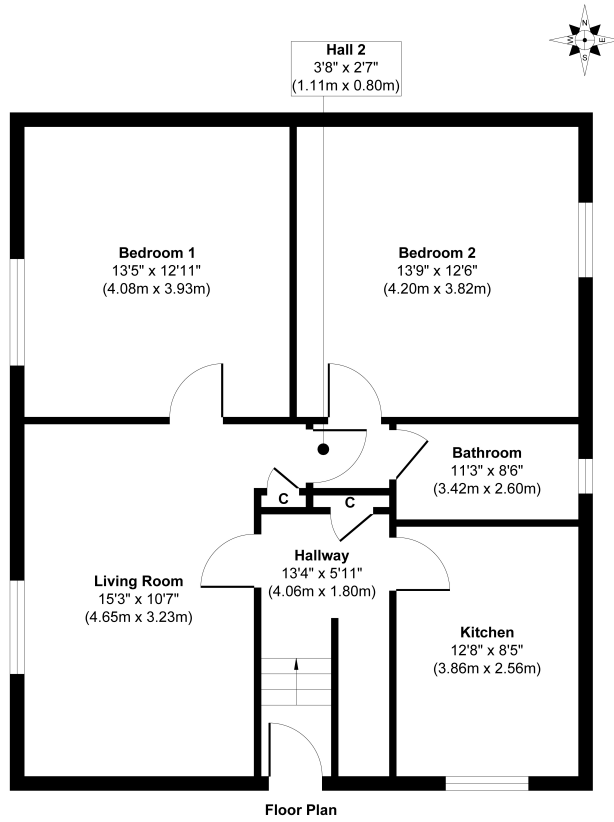
This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Approx. Gross Internal Floor Area 765 sq. ft / 71.12 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		72
(55-68) D		
(39-54) E		
(21-38) F	23	
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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