

TO
LET

£1,100 PCM

Balmoral Court, Clarence Parade,
Southsea, PO5 2ES



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ SEAFRONT APARTMENT
- ❖ OVERLOOKING THE COMMON
- ❖ FURNISHED
- ❖ UPPER GROUND FLOOR
- ❖ AVAILABLE JANUARY / FEBRUARY
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

Nestled in the charming area of Balmoral Court on Clarence Parade, Southsea, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the upper ground floor, the property boasts a spacious reception room that is bathed in natural light, thanks to its large windows that provide a lovely view of the adjacent Southsea Common.

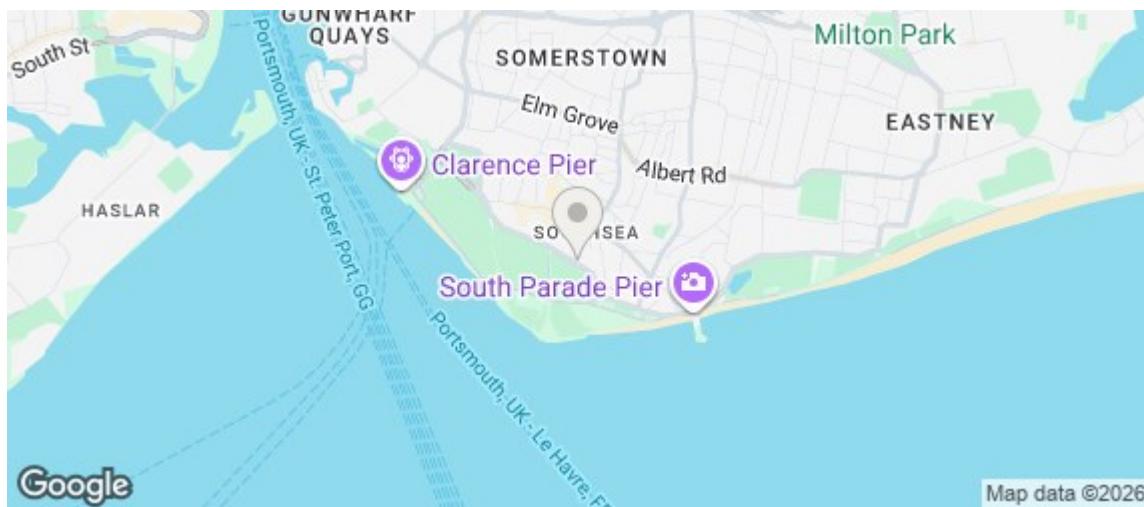
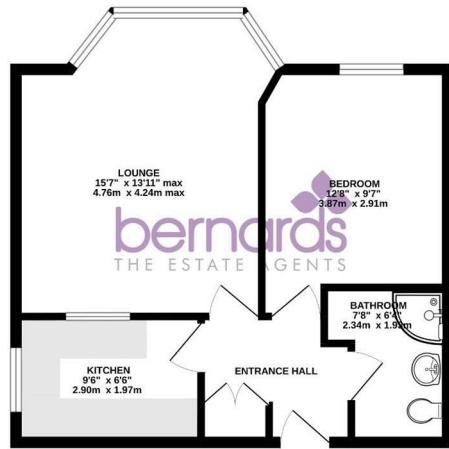
The flat features a well-appointed bedroom, ideal for relaxation, and a modern bathroom that caters to all your needs. The integrated white goods in the kitchen add to the practicality of this home, making it an excellent choice for those seeking a low-maintenance lifestyle.

Living here means you are just a stone's throw away from the beautiful Southsea Common, perfect for leisurely strolls or enjoying outdoor activities. This property is not only a wonderful place to call home but also a fantastic opportunity for those looking to embrace the vibrant community and coastal charm of Southsea.





UPPER GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



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

