



Covindale House Pedam Close , Southsea, PO4 9RY

Offers in excess of £140,000

Pedam Close presents an excellent opportunity for first-time buyers or investors seeking a rental property in Southsea with Parking.

** Due to a change in the buyers circumstances only, this property is now re-available again, with a complete onwards chain that is ready to go ** This charming first-floor flat boasts one spacious bedroom and a large lounge/diner, enhanced by a delightful box bay window that floods the space with natural light.

The property is equipped with central heating, ensuring a warm and inviting atmosphere throughout the year. Residents will appreciate the convenience of allocated parking, along with additional visitor parking, making it easy for guests to visit. For those who enjoy cycling, there is also a communal bike storage area available.

The location is particularly appealing, as Southsea is known for its vibrant community and proximity to the seafront, shops, and local amenities. With an EPC rating of C, this flat is energy efficient, contributing to lower utility bills. The council tax band is A, which is advantageous for budget-conscious buyers.

With 155 years remaining on the lease and a nominal ground rent of £0, this property offers a secure investment. The service charge is set at £90 per month, totalling £1,080 annually, which covers the maintenance of communal areas and services.

- 1 Bedroom, First floor flat
- Gas central heating
- Allocated parking and visitor parking, communal bike & bin storage, storage cupboards,
- Modern shower room
- Popular southsea location
- Perfect first time purchase or investment to let
- EPC Rating C & Council Tax Band A
- 155 years remaining on the lease. - Ground rent £0 - Service charge £90 a month / £1080 per annum

Viewing

Please contact our ROK Marsh Office on 02393233267 if you wish to arrange a viewing appointment for this property or require further information.



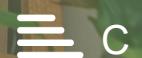
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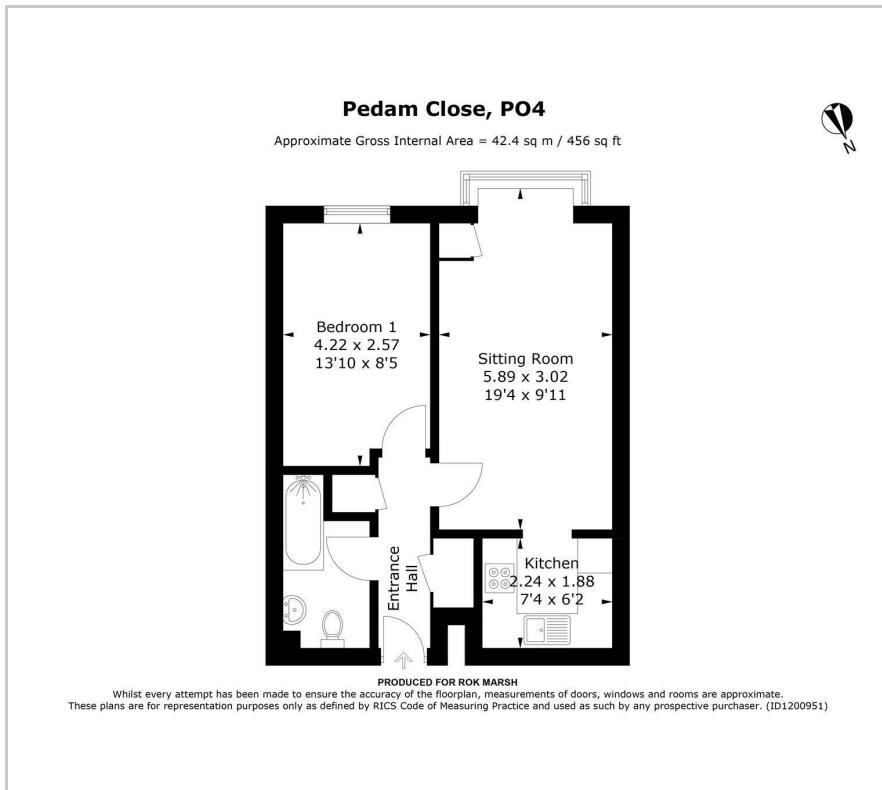
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Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	80	80
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/81/EC		England & Wales	England & Wales
Not environmentally friendly - higher CO ₂ emissions		EU Directive 2002/81/EC	EU Directive 2002/81/EC



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