



**Flat 51, Homeheights Clarence Parade
Southsea, PO5 3NW**

Asking Price £117,500

co^ogroves

Sales, Rentals and Block Management

Flat 51, Homeheights Clarence Parade, Southsea, PO5 3NW

We are pleased to bring to the market this 1 bedroom 6th floor retirement apartment with delightful sea views. The property has just been redecorated and new carpets fitted. The accommodation comprises a double bedroom with fitted bedroom furniture, lounged/dining room, fitted kitchen with appliances, shower room with non slip flooring. The development offers a communal car park, laundry room, residents lounge/kitchen, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors. The property is being offered with no onward chain and will give you peace of mind with emergency pull cords/care line. This development is located in the heart of Southsea and benefits from local amenities including restaurants, cafes, bars, shops, bus routes, Gunwharf Quays and several train stations. Call now to arrange your accompanied viewing.

Communal Entrance

Security intercom system leading to communal entrance lobby, stairs and lift to 6th floor. Flat front door to:

Entrance Hall

Newly fitted carpet, coved ceiling, emergency pull cord, storage cupboard housing hot water tank and electric meter.

Lounge/Dining Room

17'4" x 10'5" (5.3 x 3.2)

2 double glazed windows to front with delightful sea views over The Solent and Portsmouth Harbour entrance. Electric night storage heater, electric fire with fire surround, coved ceiling, security entry phone, newly fitted carpet, archway to:

Kitchen

7'2" x 5'2" (2.2 x 1.6)

Double glazed window to front with delightful sea view. Single drainer stainless steel sink unit with wall and base cupboards. Electric cooker, tall fridge freezer, tiled walls, vinyl flooring, coved and textured ceiling.

Bedroom

12'5" x 9'10" (3.8 x 3)

Double glazed window to front with delightful sea views. Range of fitted bedroom furniture including wardrobes, drawers and bedside cabinets. Electric heater, newly fitted carpet.

Shower Room

4'11" x 7'6" narrowing to 5'2" (1.5 x 2.3 narrowing to 1.6)

White suite comprising walk in shower with seat, WC, wash hand basin with cupboards below, heated towel rail, coved ceiling, extractor, non slip flooring.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st November 1987 (87 years remaining approximately)

Service Charge - £4462.82pa (Includes buildings insurance)

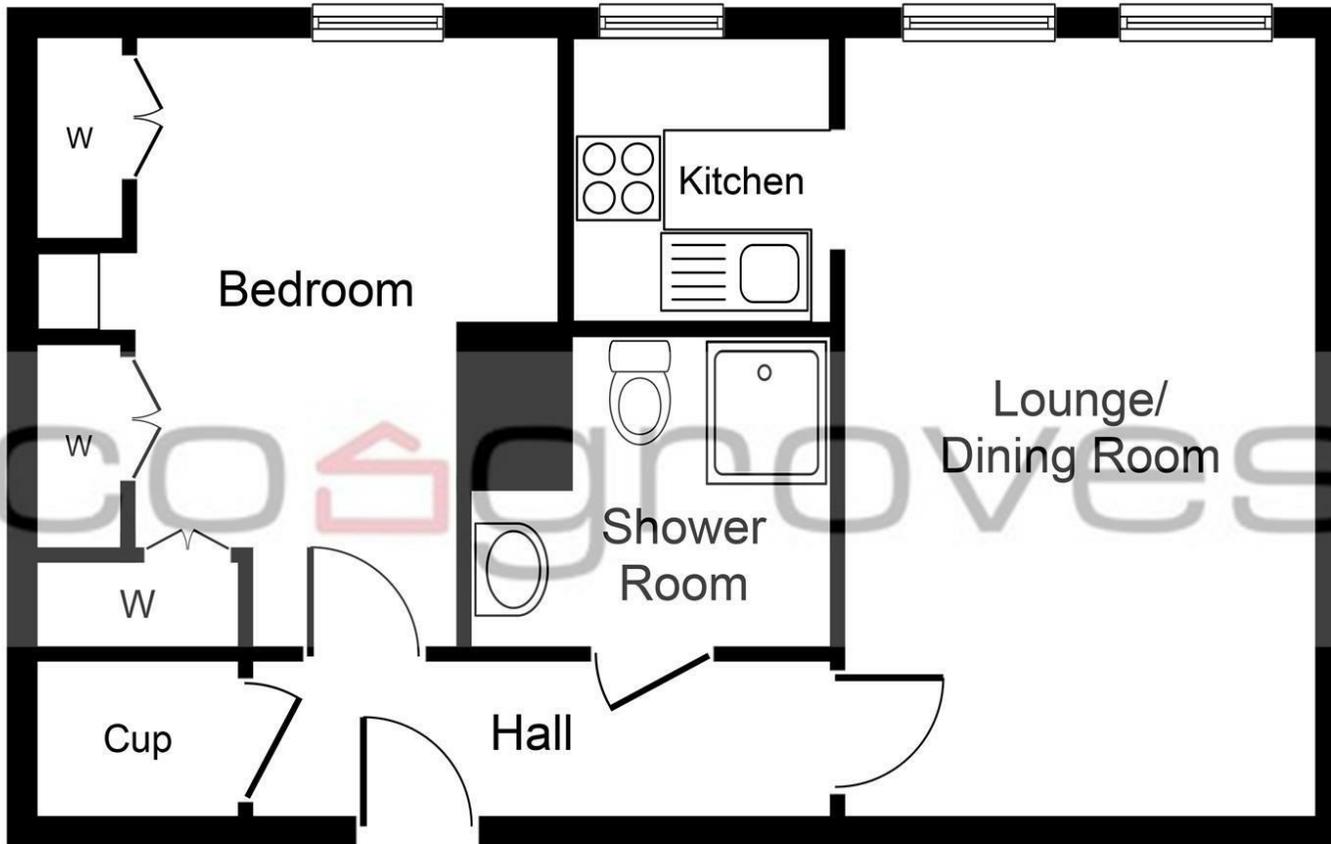
Ground Rent - £1095.80pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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