



Flat 5, 3 Clarence Parade
Southsea, PO5 3NU

Asking Price £195,000

co**groves**

Sales, Rentals and Block Management

Flat 5, 3 Clarence Parade, Southsea, PO5 3NU

2 BEDROOM 3RD FLOOR APARTMENT WITH DELIGHTFUL SEA VIEWS OVER THE SOLENT & TOWARDS THE ISLE OF WIGHT. THIS PROPERTY IS BEING SOLD WITH A SHARE OF FREEHOLD, REMAINING LEASE OF 976 YEARS AND OFFERED WITH NO CHAIN. The accommodation comprises 2 bedrooms, lounge, kitchen. The property is fitted with double glazing and gas central heating. Located in the heart of Central Southsea just a very short walk to seafront, common, Palmerston Road Shopping Precinct, shops, bars, restaurants and bus routes.

Communal Entrance

Security intercom providing access to communal hall, stairs to 3rd floor. Flat front door to:

Entrance Hall

Coved ceiling, security entry phone, radiator.

Lounge

16' x 10'5 (4.88m x 3.18m)

Double glazed window to front with delightful sea views over The Solent towards Isle of Wight. Coved ceiling, radiator, opening to kitchen.

Kitchen

7'4 x 6'2 (2.24m x 1.88m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, plumbing for washing machine, space for fridge, part tiled walls.

Bedroom 1

12'10 max x 9'4 (3.91m max x 2.84m)

Double glazed window to front with delightful sea views over The Solent towards Isle of Wight. Coved ceiling, radiator.

Bedroom 2

9'8 x 10'11 (2.95m x 3.33m)

Double glazed window to rear, radiator, cupboard housing Glow Worm gas boiler.

Bathroom

10' narrowing to 4'8 x 5'10 narrowing to 2'7 (3.05m narrowing to 1.42m x 1.78m narrowing to 0.79)

White suite comprising bath with electric shower over, wash hand basin, WC, double glazed window to side, part tiled walls, extractor, vinyl flooring, radiator.

Additional Information

Tenure: Share of freehold

Length of Lease - 999 years from 01/01/2002 - 976 years remaining

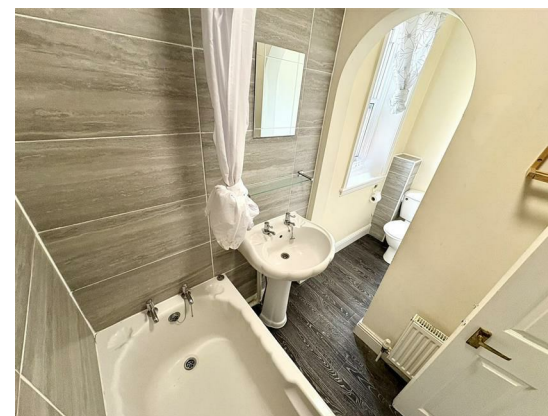
Service Charge - £2185.82pa - Includes buildings insurance

Ground Rent - N/A

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.





Clarence Parade, Southsea, PO5 3 NU

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
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		
	69	79
England & Wales	EU Directive 2002/91/EC	

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

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