

2 BALMORAL COURT

CLARENCE PARADE | SOUTHSEA | PO5 2ES



£250,000
Leasehold

- Lovely Two Bedroom Ground Floor Apartment
- Fabulous Seafront Location : Private Garage
- Spacious Living Room & Fitted Kitchen
- Two Double Bedrooms both with Fitted Wardrobes
- Modern Bathroom with Over Shower
- Gas Central Heating & Double Glazing
- Direct Access to Communal Gardens & Cycle Store
- Own Garage: No Forward Chain



In Brief

Fry & Kent has pleasure in marketing for sale this well presented and deceptively **SPACIOUS** ground floor apartment with its own **PRIVATE** entrance situated in a very convenient central Southsea location directly opposite Southsea Common and the **SEAFRONT**. The main shopping facilities are within easy walking distance along with the many cafes, bars and restaurants associated in the **FASHIONABLE** area.

Situated to the rear of Balmoral Court with separate gated entrance to the accommodation which comprises; entrance hall, spacious living/dining room, modern fitted kitchen with **INTEGRATED** oven and hob, two double bedrooms both with fitted wardrobes and a modern bathroom with over shower.

Externally, the property has direct access onto the communal garden which is laid mainly laid to lawn with paved areas and a large cycle store. Of particular note is a **SEPARATE GARAGE**, unique for properties of this type. Providing gas central heating and double glazing throughout and a long lease, early viewings are highly recommended to avoid disappointment!

£250,000

KEY FACTS

TENURE: Leasehold

TERM: 996 years remaining

GROUND RENT: £100pa

SERVICE CHARGE: £1,089 Bi-Annually

EPC RATING: 'D'

COUNCIL TAX BAND: B



2 BALMORAL COURT

CLARENCE PARADE | SOUTHSEA | PO5 2ES

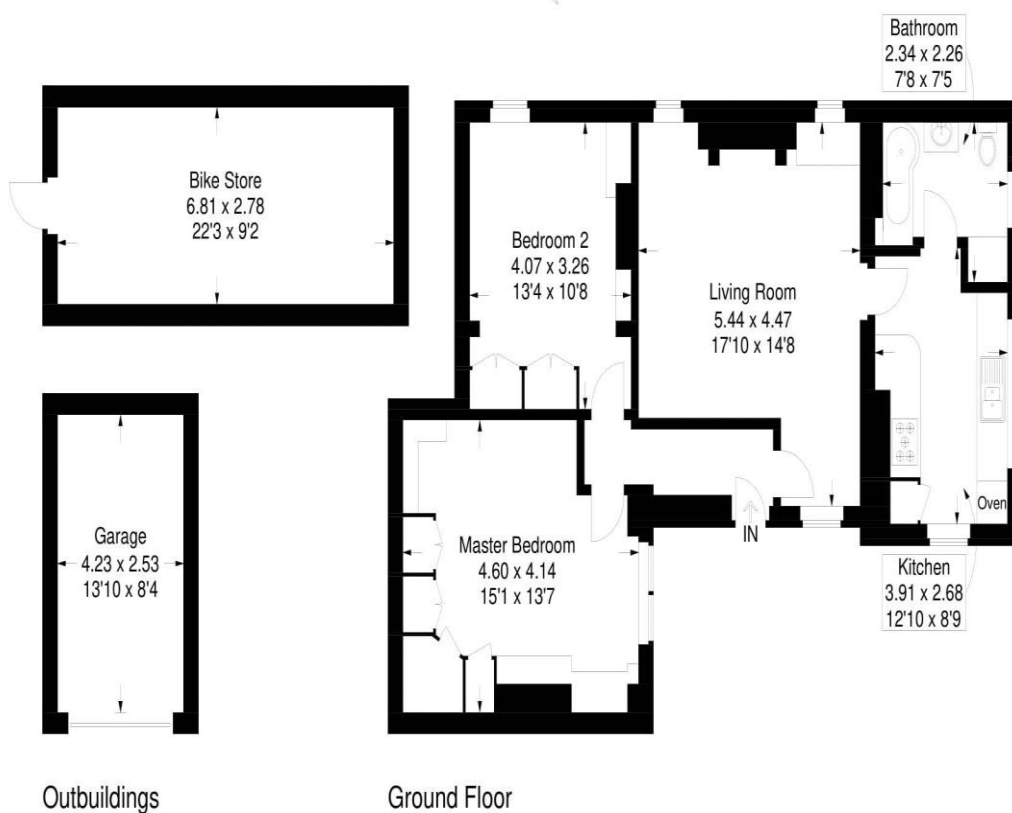


Balmoral Court, Clarence Parade, Southsea

Approximate Gross Internal Area = 75.3 sq m / 810 sq ft

Outbuildings = 30.2 sq m / 325 sq ft

Total = 105.4 sq m / 1135 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com