

# LENNOX MANSIONS

SOUTHSEA | HAMPSHIRE | PO5 2HZ



£475,000

Leasehold - Share of Freehold

- Outstanding Ground Floor Apartment
- Located within a Popular Area, South of Albert Road
- Two Double Bedrooms, En Suite to Bedroom 2
- Easy Access to Southsea Seafront and Train Stations
- Stylish Modern Kitchen with Integrated Appliances
- Large private Garden with Rear Access
- Double Glazing : Gas Central Heating
- Viewing Advised!



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## In Brief

This attractive two-bedroom ground floor apartment is a harmonious blend of classic charm and modern convenience. Located within a characterful brick building and close to Southsea Seafront, the property boasts both indoor comfort and outdoor appeal. Upon entry, a welcoming hallway sets the tone with its bright, airy ambiance. The living room is a spacious retreat, featuring a comfortable sofa, indoor plants, and a modern chandelier that adds a touch of elegance. Plush carpeting and neutral tones create a serene atmosphere, while crown molding adds architectural interest. The kitchen showcases sleek white cabinetry contrasted by dark subway tile backsplash. Modern appliances, including a gas stove and built-in oven, cater to culinary enthusiasts. The dining area, adjoining the living room, is perfect for entertaining or family meals. The bedrooms are sanctuaries of comfort. The primary bedroom offers ample space and is adorned with built-in wardrobes for storage. Large windows allow natural light to flood the room, while soft furnishings create a cozy atmosphere. The bathrooms are modern and well-appointed, with one featuring sleek tiled walls, a glass shower enclosure, and a heated towel rail for added luxury. A standout feature of this property is its private outdoor space. The well-manicured garden boasts a lush artificial lawn, vibrant plantings, and comfortable seating areas, providing an urban oasis for relaxation and entertainment. The property's exterior showcases the building's period charm, with its red brick façade, bay windows, and ornate white balustrades.

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## KEY FACTS

Tenure: Leasehold – Share of Freehold

Term: 990 years remaining

Ground Rent: NA

Service Charge: £2,219.95 per annum

EPC Rating: 'TBC'

Council Tax Band: 'B'





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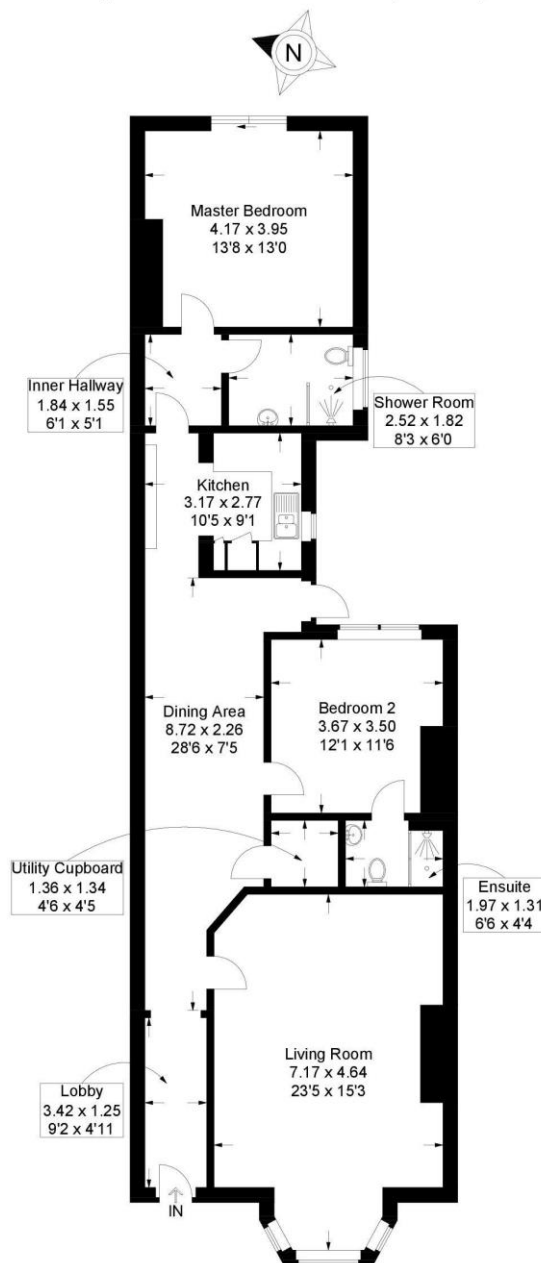
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## Lennox Mansions, Clarence Parade, Southsea

Approximate Gross Internal Area = 108.5 sq m / 1168 sq ft



### Ground Floor

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.

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