



FOR SALE

£370,000

Flat 32 St Martins House Clarence Parade,
Southsea, PO5 2EZ.

Tenure: Share of Freehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

Situated on the fifth floor of the prestigious St Martins House, this beautifully presented apartment boasts panoramic views across the Solent and out to the Isle of Wight. Benefiting from a share of the freehold, residents' parking, and convenient lift access to all floors, this home has been tastefully updated and modernized by the current owner, offering a contemporary living space perfect for relaxation and entertaining. The south-facing balcony offers breathtaking vistas, making it a prime spot to enjoy the coastal views. The apartment features two generously sized double bedrooms, both with built-in wardrobes, a sleek modern shower room, and a stylish kitchen/breakfast room, ideal for hosting. This is a fantastic opportunity for anyone looking to immerse themselves in the vibrant heart of Southsea, with all its amenities just a stone's throw away. To arrange a viewing or receive further information, please contact the Lawson Rose sales office today.

Material Information:

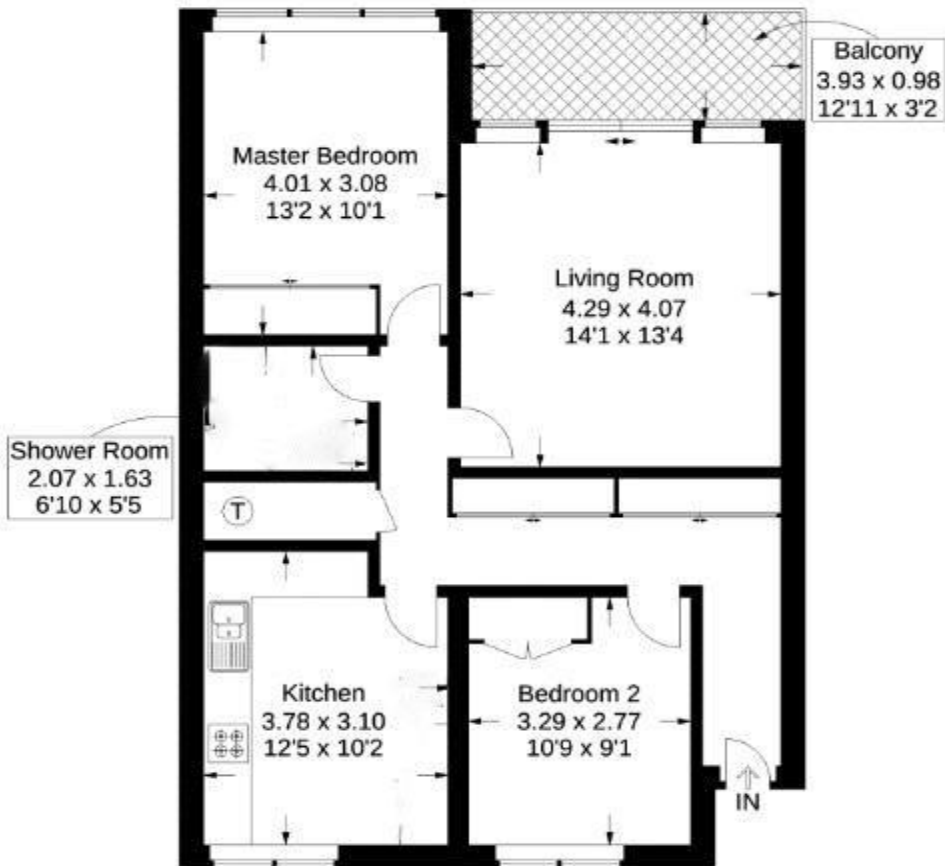
- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Residents Parking Spaces & Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band D
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Date of Original Lease: 12 May 1964
- Term: 999 years from 25 December 1963 - 938 years Remaining
- Management Company: DACK
- Service Charge: ½ Yearly service charge 25th Dec 2023 to 23 June 2024 - £1,566.45
- Ground Rent: N/A





Clarence Parade, Southsea

Approximate Gross Internal Area = 71.9 sq m / 774 sq ft



Fifth 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	72 C
39-54	E		
21-38	F		
1-20	G		

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.