



**FOR SALE**

**£260,000**

Flat 8, Petersham house, Clarendon Road,  
Southsea, PO5 2JS.

Tenure: Share of Freehold

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## PROPERTY DESCRIPTION

Share Of The Freehold! This modern two-bedroom apartment is located on a popular road in central Southsea and is minutes from the beach, Palmerston Road, and the Southsea Common. Situated in Petersham House on Clarendon Road, this first-floor apartment could be an ideal first-time or investment purchase, offering a spacious, bright, and airy open-plan living room with a modern fitted kitchen adjacent. Off the hallway is a sizeable, fitted bathroom and two great-sized double bedrooms, one of which has french doors opening to a small balcony. Additionally, the property has plenty of storage space, with a great space ideal for coats and bikes on entry, plus outside is an allocated off-road parking space. Given everything the apartment has to offer, we highly recommend arranging an internal viewing. Therefore, for further information or to make an appointment to view, 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.
- Parking: 1<sup>st</sup> permit is £30, 2<sup>nd</sup> permit is £120 and 3<sup>rd</sup> permit (where available) is £300 / Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Share Of The Freehold
- Term: 140 Years from 25<sup>th</sup> March 1985
- Management Company: DACKS
- Service Charge: Yearly service charge 11th June 2023 to 10<sup>th</sup> June 2024 - £1400.00
- Ground Rent: N/A
- Lease Restriction: A copy of the lease is available upon request.



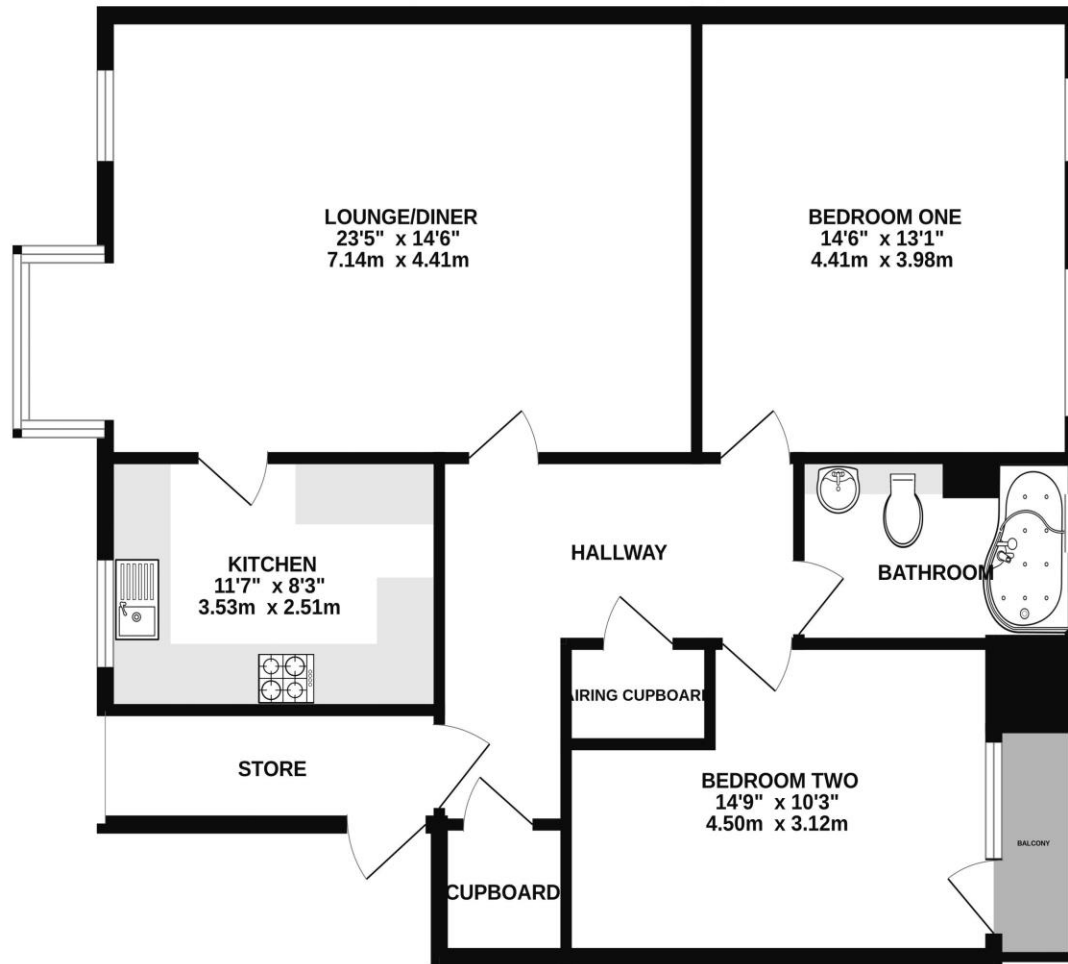








F8 PETERSHAM HOUSE  
969 sq.ft. (90.0 sq.m.) approx.



TOTAL FLOOR AREA: 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.



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