



**Nesbits**

Established 1921

**Flat 5 The Anchorage, 37a Clarendon Road, Southsea, PO5 2ED**

**Price £195,000**

## Flat 5 The Anchorage, 37a Clarendon Road, Southsea, PO5 2ED

FANTASTIC LOCATION right in the heart of SOUTHSEA TOWN CENTRE for this spacious and well-appointed ONE BEDROOM TOP (2nd) FLOOR CHARACTER APARTMENT with replacement double-glazing, gas central heating, secure entry, useful storage, 22ft living room incorporating equipped kitchen, and the considerable asset of an ALLOCATED CAR SPACE. The apartment is one of just five units (above a dental practice) within a substantial and imposing late-Victorian corner property occupying a prominent position at the junction of Clarendon Road with Lennox Road North - just a few minutes level walk from Palmerston Road Shopping Precinct and a similar distance from The Common. This exceptionally convenient Conservation Area address (No. 2, Owen's Southsea) places a wide range of public amenities within a radius of some one mile only, including: The Seafront, recreation facilities, shops and eateries, main-line stations, various schools, Gunwharf Quays leisure and retail complex, and the many attractions of historic Old Portsmouth.



A first-class example of its type, this opportunity will appeal to a variety of buyers. Available with the benefit of Vacant Possession, it is considered ideal for down-sizers or those looking for their first home; alternatively, with a tenant in situ (at £710 p.c.m., with scope for uplift), it will be of interest to investors also. Full details are given as follows and early enquiry is urged:

Balustraded steps up to period, panelled and part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

### **LOBBY**

And through to:

### **COMMON HALLWAY**

Balustraded staircase to upper floors.

### **FLAT 5**

### **ENTRANCE HALL**

Built-in storage cupboard with circuit breakers. Security intercom telephone.

### **LARGE SHOWER ROOM & W.C.**

14'3 x 5'8 (4.34m x 1.73m)

Contemporary white suite comprising: pedestal handbasin with mixer tap, low flush w.c., and open shower with independent mixer. Vertical radiator/towel rail. 'Glow-Worm' gas fired

central heating and hot water boiler. Eaves storage. 'Velux' double-glazed roof window.

### **BEDROOM**

11'7 x 9'8 (3.53m x 2.95m)

'Velux' double-glazed roof window. Single panel radiator. Access to generous and very useful LOFT STORAGE AREA.

### **LIVING ROOM/KITCHEN**

22'11 x 11'3 (6.99m x 3.43m)

A dual-aspect room having 'Velux' double-glazed roof window to the side and a pair of square dormers to the front each with UPVC replacement double-glazing. One double and one single panel radiator.

Kitchen Area: fitted and equipped with base and wall cupboards, work surfaces with tiled surround, 1½ bowl stainless steel inset sink having mixer tap, electric double oven, 4-ring ceramic hob with extractor canopy, washing machine and refrigerator.

### **OUTSIDE**

CYCLE SHED

BIN STORE

ALLOCATED CAR PARKING SPACE having vehicular access via Lennox Road North.

### **GENERAL INFORMATION**

Tenure: 999 years leasehold from 25th December 2006.

Service Charge: £1,130.68 p.a.

Ground Rent: a peppercorn.

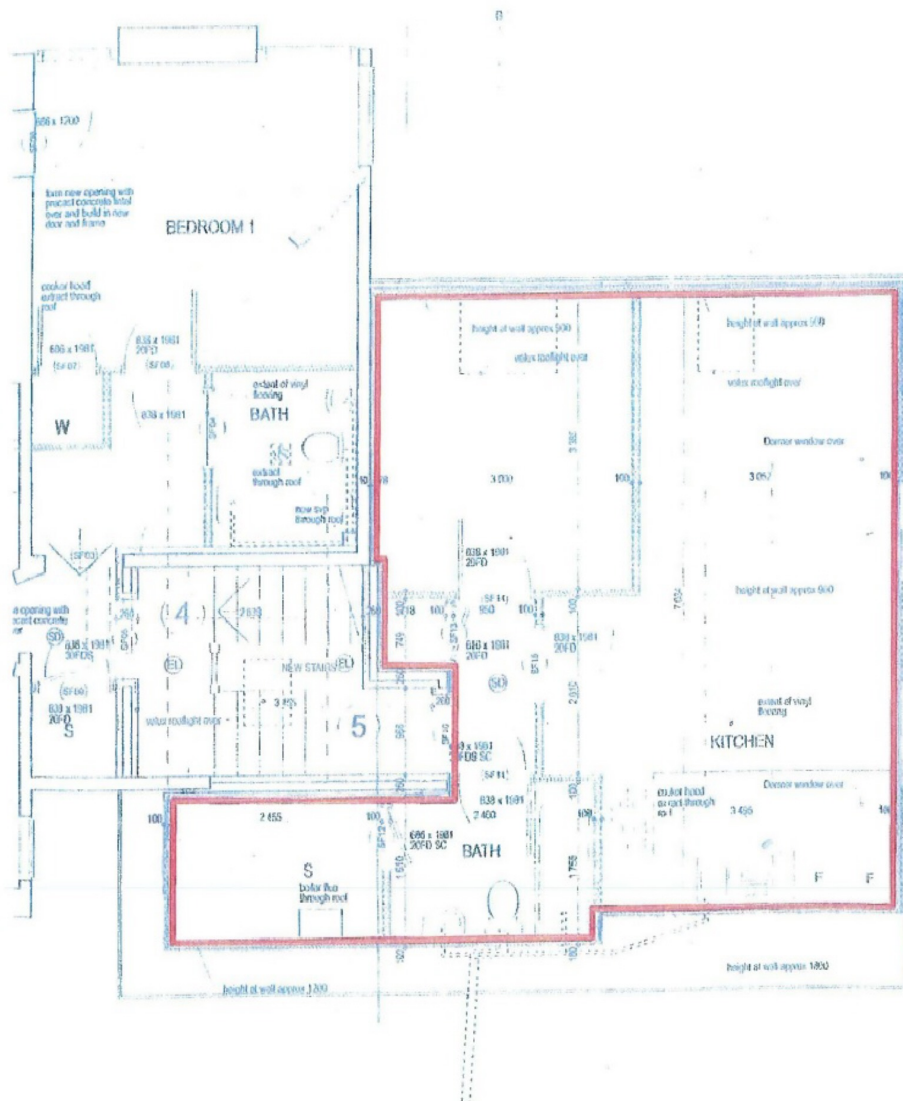
### **EPC 'tbc'**

### **VIEWING**

By appointment with SOLE AGENTS,  
D. M. NESBIT & CO.  
(17866/051335)







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