



Nesbits

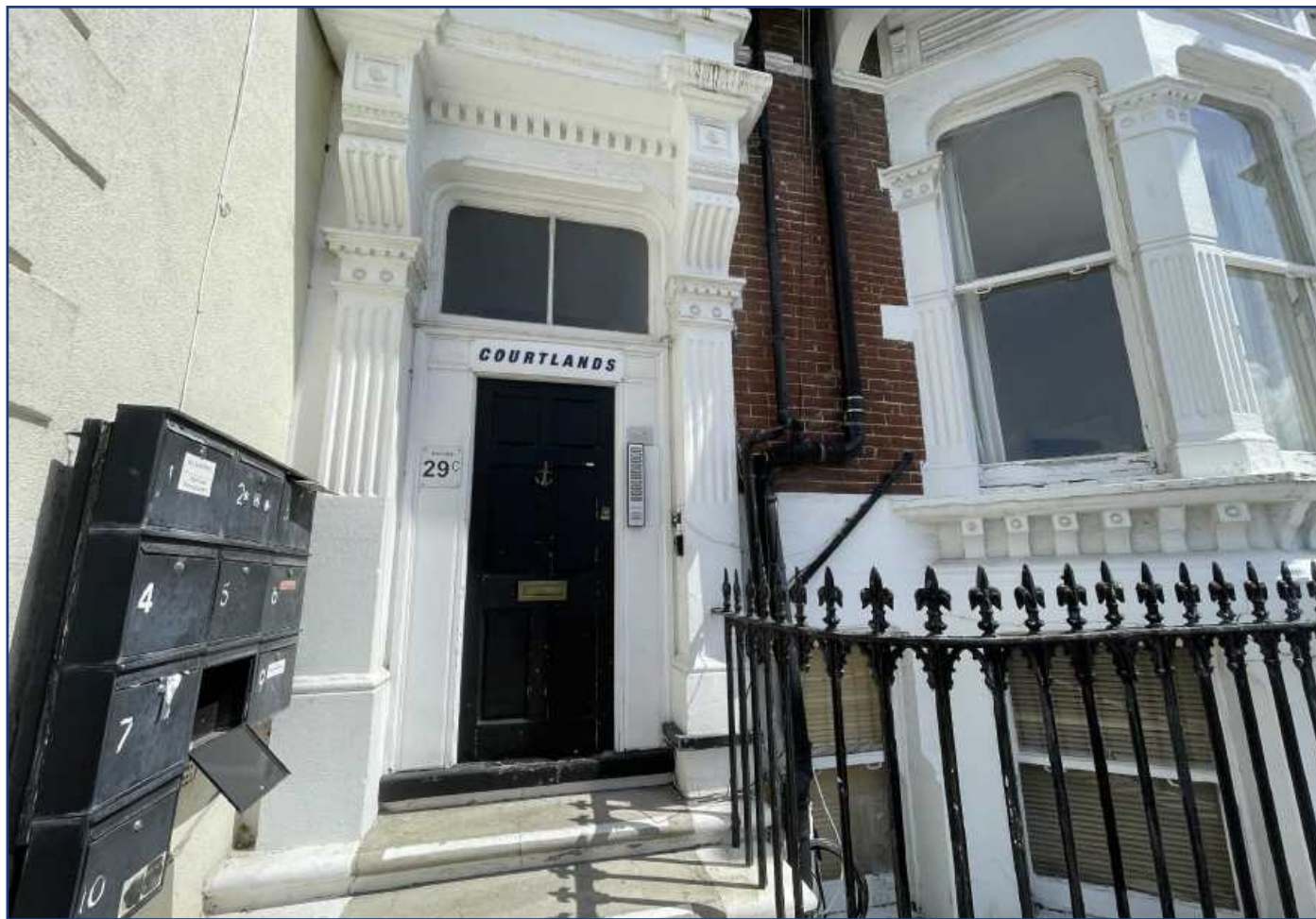
Established 1921

Flat 6 Courtlands, 29c Clarence Parade, Southsea, PO5 2ET

Price £130,000

Flat 6 Courtlands, 29c Clarence Parade, Southsea, PO5 2ET

Enjoying a prime SEAFRONT location in the very heart of Southsea Town Centre is this spacious ONE BEDROOM REAR SECOND FLOOR CHARACTER APARTMENT with secure entry, equipped kitchen, and replacement double-glazing. "Courtlands" is a most impressive five-storey period building now arranged as ten residential units. It occupies a prominent position a short distance from the junction of Clarence Parade with Palmerston Road, some 300 yards only from the latter's shopping precinct, directly opposite The Ladies Mile and Southsea Common, and within comfortable reach of a wide range of public amenities.



Let until recently, Flat 6 is available now with the further benefit of NO ONWARD CHAIN and is considered to be well-suited to a variety of potential buyers including investors (projected return around £995 p.c.m.), down-sizers, and first time buyers. Full details are given as follows:

Steps up to main front door, with SECURITY ENTRY SYSTEM, to:

LOBBY

Stairs and glazed inner door to:

GRAND RECEPTION HALL

With original central staircase, having turned-wood balustrade and newel posts, to upper floors.

FLAT 6

Front door to:

LOBBY

6'6 x 3'8 (1.98m x 1.12m)

Textured Artex ceiling and walls. Electricity meter and circuit breakers. Multi-pane glazed inner door to:

LIVING ROOM

16'3 x 9'4 (4.95m x 2.84m)

Textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Electric heater. Arched

opening to:

INNER HALL

Textured Artex ceiling and walls. Useful recess for 'fridge/freezer, etc.

BATHROOM & W.C.

9'1 x 5'7 (2.77m x 1.70m)

White suite comprising: pedestal handbasin, low flush w.c., and panelled bath with mixer tap and shower attachment. Artex ceiling and walls. UPVC replacement obscure double-glazed window.

KITCHEN

8'7 x 7'7 (2.62m x 2.31m)

Fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Recess for electric cooker. Plumbing for washing machine. 4 recessed ceiling spotlights. UPVC replacement obscure double-glazed window to side elevation. UPVC and obscure double-glazed door to rear metal fire escape.

BEDROOM

12'2 x 10'4 (3.71m x 3.15m)

Artex ceiling. UPVC replacement double-glazed window to rear elevation. Electric heater.

GENERAL INFORMATION

Tenure: Lease extended, now 215 years from 1986 (177 years remaining).

Ground Rent: a peppercorn.

Maintenance/Utilities Charge: £3,616 per annum. Dating from a previous use as holiday apartments, "Courtlands" has communal supplies in respect of gas, electricity and water, the costs for which are divided proportionally among the building's ten units and are included within the stated figure.

COUNCIL TAX

Band 'A' - £1,383.64 per annum.

EPC 'D'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17891/051343)

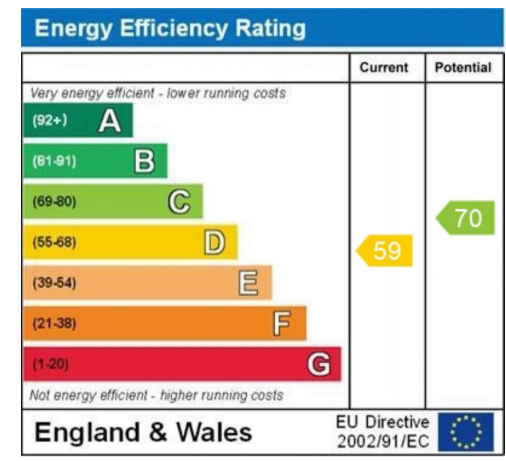




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