

Floor Plan

GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



TOTAL FLOOR AREA: 476 sq.ft. (44.2 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.
Made with Metropix ©2022

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Flat 1 Everell Court | 10 Clarendon Road Southsea, PO4 0SD

** For Sale by Online Auction - Pre-Auction Offers Considered ** We are pleased to welcome to the market this well presented one bedroom ground floor flat with off road parking located in Everell Court, Clarendon Road, Southsea.

The property is offered with No Forward Chain - The lease is 125 years from 1 June 1972 (74 years remaining).

The ground floor flat has exclusive lobby access. It features two storage cupboards in the entrance hall, a modern fitted kitchen, bathroom, lounge room and one double bedroom. An electrical rewire has been carried out with top of the line quantum storage heaters added to three rooms along with dual immersion water tank fitted.

The property is a stones throw from Southsea Seafront and the shops are a short walk away.

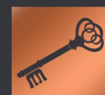
There is the added bonus of an internal locked bike store shed.

An ESWI Certificate has been issued on this block and is mortgageable.

Asking price £95,000

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



02394318899



CHARLES@CASTLESTATES.CO.UK
GARY@CASTLESTATES.CO.UK
SEAN@CASTLESTATES.CO.UK

COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Flat 1 Everell Court 110 Clarendon Road

Southsea, PO4 0SD



- GROUND FLOOR FLAT
- ALLOCATED PARKING
- WALKING DISTANCE TO SEAFRONT
- ESW1 CERTIFICATE ISSUED
- AUCTION PACK AVAILABLE ON REQUEST
- ONE BEDROOM
- SOUTHSEA LOCATION
- NO FORWARD CHAIN
- BUYERS FEE APPLIES
- AUCTION DATE WEDNESDAY 17TH APRIL 2024

LOUNGE

16'8" x 10'5" (5.1 x 3.2)

KITCHEN

11'5" x 8'10" (3.5 x 2.7)

BEDROOM

12'5" x 9'2" (3.8 x 2.8)

BATHROOM

Lease Information

Lease Length: 74 Years Remaining

Service Charge: £1800 Per Annum

Ground Rent: £0

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be

clarified specifically by the solicitors during the conveyancing process *

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

