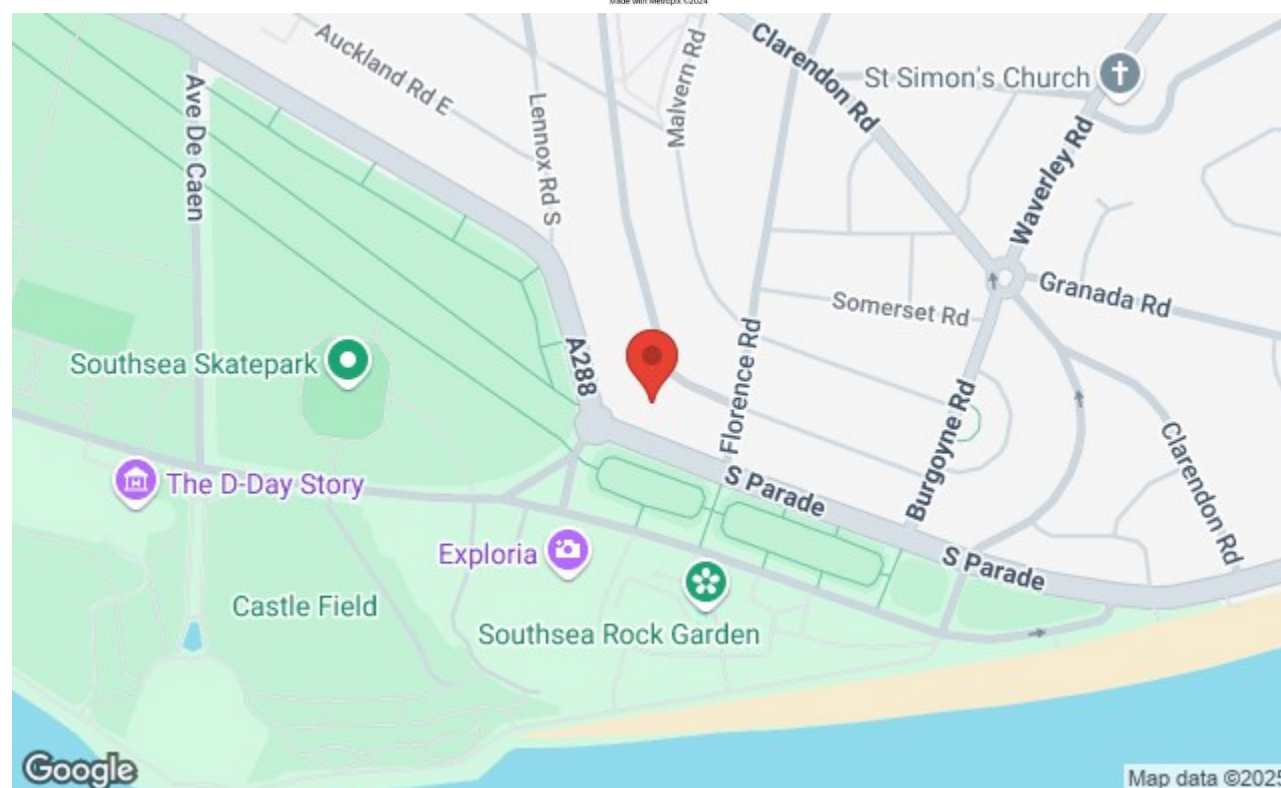


LOWER  
GROUND FLOOR  
960 sq.ft. (89.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 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 G2024



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



**FOR SALE**

£325,000

Clarence Parade, Southsea PO5 2HZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SHARE OF FREEHOLD
- ❖ ALLOCATED PARKING
- ❖ CHAIN FREE
- ❖ SOUTHSEA SEAFRONT
- ❖ BAY-FRONTED LOUNGE
- ❖ ATTRACTIVE BLOCK
- ❖ REQUESTED LOCATION
- ❖ ENSUITE
- ❖ A MUST VIEW

**\*\* CHAIN FREE \*\* ALLOCATED PARKING \*\***

We are pleased to present this wonderful 3-bedroom flat in the highly sought after Lennox Mansions on Clarence Parade. Offered with a 25% share of the freehold and located on the bottom floor of the attractive period building opposite the seafront, this property is sure to be popular.

Upon entering the property you are greeted by a beautiful bay-fronted lounge and open kitchen area. The

rest of the apartment consists of three good sized bedrooms, with the master boasting a recently renovated ensuite shower room and a family bathroom.

If you're looking for a new home in the heart of Southsea with the rare bonus of allocated parking, this charming flat could be perfect for you.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LIVING ROOM**  
19'5" x 14'9" (5.92 x 4.50)

**KITCHEN**  
14'9" x 5'8" (4.50 x 1.73)

**BEDROOM**  
13'5" x 11'4" (4.09 x 3.47)

**BEDROOM**  
13'5" x 9'8" (4.09 x 2.95)

**BEDROOM**  
9'3" x 8'11" (2.84 x 2.74)

**BATHROOM**  
8'11" x 5'10" (2.74 x 1.78)

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. 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

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## COUNCIL TAX BAND D

Portsmouth City Council: £1279.12  
Police & Crime Commissioner: £165.46  
Combined Fire Authority: £63.84  
Total: £1508.42

## LEASEHOLD INFORMATION

Lease Length: 101 Years  
Ground Rent: £0.00  
Service Charge: £1,400.00  
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## OFFER CHECK PROCEDURE -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## SOLICITOR

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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