

TO
LET

£1,100 PCM

Balmoral Court, Clarence Parade,
Southsea, PO5 2ES



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ SEAFRONT APARTMENT
- ❖ OVERLOOKING THE COMMON
- ❖ FURNISHED
- ❖ UPPER GROUND FLOOR
- ❖ AVAILABLE JANUARY / FEBRUARY
- ❖ CENTRAL LOCATION
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

Nestled in the charming area of Balmoral Court on Clarence Parade, Southsea, this delightful one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the upper ground floor, the property boasts a spacious reception room that is bathed in natural light, thanks to its large windows that provide a lovely view of the adjacent Southsea Common.

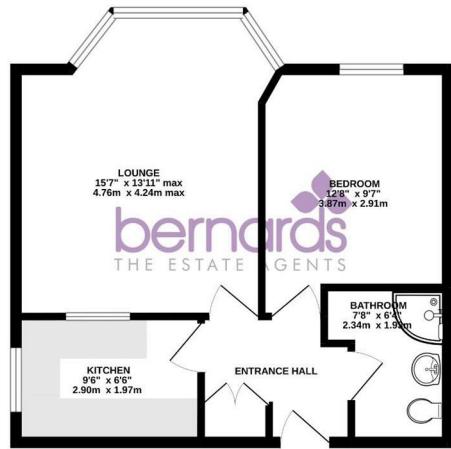
The flat features a well-appointed bedroom, ideal for relaxation, and a modern bathroom that caters to all your needs. The integrated white goods in the kitchen add to the practicality of this home, making it an excellent choice for those seeking a low-maintenance lifestyle.

Living here means you are just a stone's throw away from the beautiful Southsea Common, perfect for leisurely strolls or enjoying outdoor activities. This property is not only a wonderful place to call home but also a fantastic opportunity for those looking to embrace the vibrant community and coastal charm of Southsea.



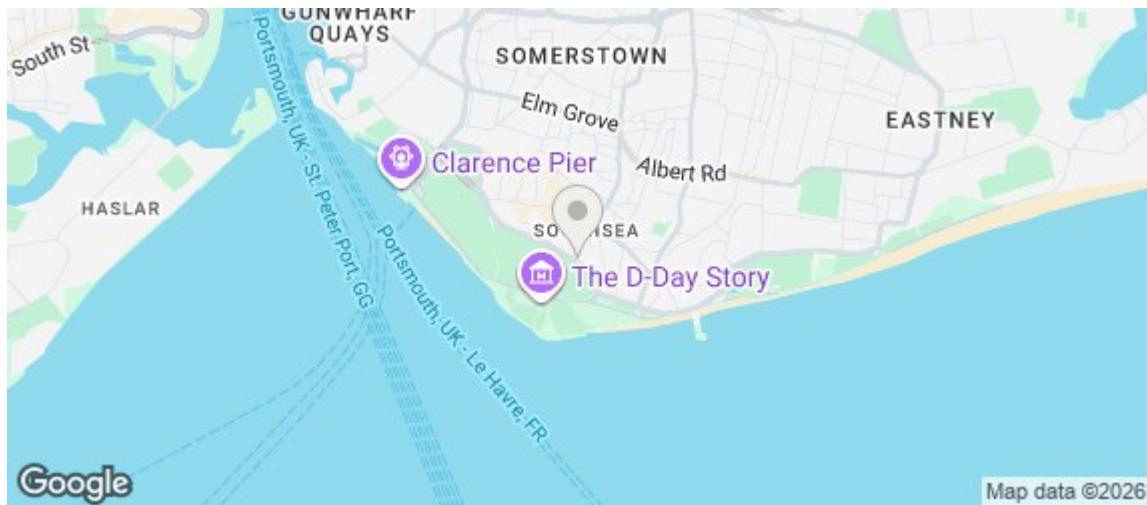


UPPER GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA: 450 sq. ft. (41.8 sq.m.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplans contained herein, 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.



Energy Efficiency Rating

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

70

76