



## Fastnet House South Parade

South Parade, Southsea, P05 2JG

Offers in excess of £250,000



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## Welcome to Fastnet House...

Situated in a prime seafront position, is the popular Fastnet House. This block has a lift to all floors, amazing views across the Solent and City and has recently been refurbished including new front doors, redecoration of communal areas and new flooring. Only some of the properties in this building are lucky enough to have allocated parking, of which number 14 is one of them.

Flat 14 is on the 4th floor, with far-reaching sea and City views from the bay window in the sizeable lounge. Offered to the market with no forward chain, this property is an ideal home to downsize to, given it's fantastic location and accessibility options with the lift. The apartment itself comprises of two bedrooms, a fitted kitchen, a new wet room and a large reception room. This property is ready to move in to but any new prospective owner could add their own stamp by rennovating the kitchen and/or decor but we feel the price is reflective of any TLC required.

The service charge also unusually includes all of your heating throughout the winter months and your wastewater - meaning less bills every month! The lease also has in excess of 925 years remaining so a really good point for re-sale.

Viewings are strictly by appointment only but are available 7 days a week with prebooking...

## Share of freehold...

The central heating is INCLUDED within your service charge, as is your cold and waste water... really saving on your bills! Buildings insurance and contribution to block maintenance also included. There is also a

communal bin store with refuse shute for residents to use. There are over 925 years remaining on the lease. We are told the service charge is approximately £2,400 per annum. These details have been provided by the seller should be checked for accuracy by your solicitor.



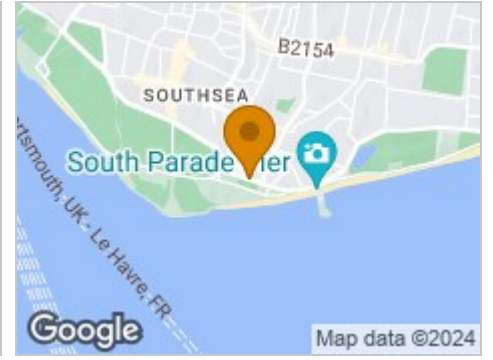
## Road Map



## Hybrid Map



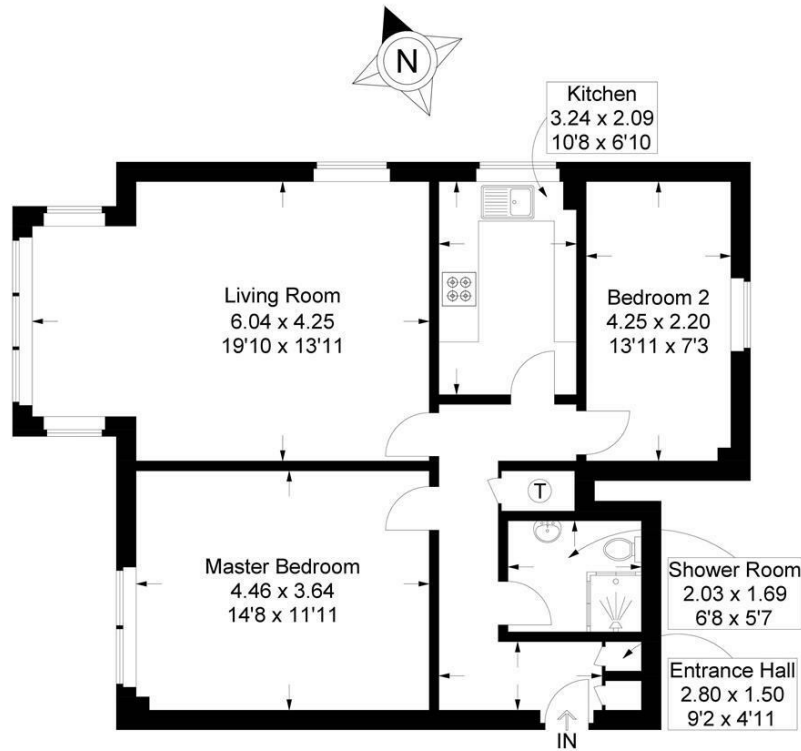
## Terrain Map



## Floor Plan

### Fastnet House, Clarence Parade, Southsea

Approximate Gross Internal Area = 71.4 sq m / 768 sq ft



### Fourth Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

| 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 |   |         |                         |
| England & Wales                             |   |         | EU Directive 2002/91/EC |

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.