



**27, Pendragon Apartments, 57-60 Clarence Parade  
Southsea, PO5 2HR**

**Offers Over £250,000**

**co****groves**

Sales, Rentals and Block Management

## 27, Pendragon Apartments, 57-60 Clarence Parade, Southsea, PO5 2HR

GUIDE PRICE £250,000-£275,000. We are pleased to bring to the market this 2 bedroom 3rd floor apartment with lift, views over roof tops and situated within this seafront block. Just a short walk to Palmerston Road which offers a selection of bars, restaurants, cafes, coffee shops and bus routes. The accommodation comprises 2 double bedrooms, good size lounge leading onto fitted kitchen with range of appliances, attractive bathroom suite. The apartment is offered with no chain and is presented in good condition.

### Communal Entrance

Security entry system leading to communal hall, stairs and lift to 3rd floor.

### Flat front door to:

### Entrance Hall

Security entry phone, laminate flooring, radiator.

### L Shaped Lounge/Diner

16'10 narrowing to 10'6 x 14'2 narrowing to 9'4 (5.13m narrowing to 3.20m x 4.32m narrowing to 2.84)

Double glazed window to rear with views over rooftops. Laminate flooring, spotlights, radiator, opening to:

### Kitchen

11'9 x 6'1 (3.58m x 1.85m)

Single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, washing machine, integrated fridge/freezer, part tiled walls, laminate flooring, double glazed window to rear with views over rooftops.

### Bedroom 1

16'1 x 8'7 (4.90m x 2.62m)

Double glazed window to rear with views over rooftops, laminate flooring, radiator, mirror fronted wardrobes.

### Bedroom 2

13'1 x 9' (3.99m x 2.74m)

Double glazed window to rear with views over rooftops. Laminate flooring, radiator, mirror fronted wardrobe.

### Bathroom

6'6 x 7' (1.98m x 2.13m)

White suite comprising bath with shower over, wash hand basin, WC, tiled walls, tiled flooring, extractor, spotlights, heated towel rail.

### Additional Information

Tenure - Leasehold

Length of lease - 125 years from 1st January 2000 (101 years remaining approximately)

Service Charges - £1810pa (Includes buildings insurance)

Ground rent - £150pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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 or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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