



**Flat 1, Red Lodge Apartments, 61 Clarence Parade
Southsea, PO5 2HP**

Offers Over £325,000

co **groves**

Sales, Rentals and Block Management

Flat 1, Red Lodge Apartments, 61 Clarence Parade, Southsea, PO5 2HP

GUIDE PRICE £325,000-£350,000. We are pleased to offer for sale this delightful and spacious 2 bedroom ground floor apartment situated within the attractive Red Lodge Apartments on Clarence Parade with allocated parking. The accommodation consists of 2 double bedrooms, en-suite bathroom to master bedroom, en-suite shower room to 2nd bedroom and additional cloakroom/utility room. Refitted kitchen and spacious lounge/dining room opening onto outside terrace area. Positioned on Clarence Parade within walking distance of the beach and seafront promenade as well as Palmerston Road with its wealth of shops, restaurants and bars.

Communal Entrance

Door leading to communal entrance lobby with door to:

Entrance Hall

Spotlights, wooden flooring, radiator, meter cupboard.

Lounge/Dining Room

23'5 x 15'11 (7.14m x 4.85m)

Double glazed double doors leading to outside terrace area. 2 double glazed windows to front, 2 radiators, spotlights, feature fireplace.

Kitchen

13'8 x 9'9 (4.17m x 2.97m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, plumbing for dishwasher, integrated fridge/freezer, part tiled walls tiled flooring, spotlights, radiator, breakfast bar.

Cloakroom/Utility Room

6'5 x 4'11 (1.96m x 1.50m)

WC, wash hand basin, plumbing for washing machine, space for tumble dryer, part tiled walls, tiled flooring, extractor, radiator.

Bedroom 1

16'10 x 12'5 (5.13m x 3.78m)

2 double glazed windows to front, radiator, spotlights, walk in wardrobe.

En-Suite Bathroom

8'11 x 5'11 (2.72m x 1.80m)

White suite comprising bath with shower

over, WC, wash hand basin, part tiled walls, tiled flooring, spotlights, extractor, radiator.

Bedroom 2

11'4 x 7'3 (3.45m x 2.21m)

Double glazed window to side, radiator.

En-Suite Shower Room

14'9 x 5'2 (4.50m x 1.57m)

Electric Mira shower, wash hand basin, WC, part tiled walls, tiled flooring, radiator, extractor, double glazed window to side.

Outside Terrace

Outside terrace area with space for bistro table and chairs.

Allocated Parking Space

Allocated parking bay to the front of the development.

Additional Information

Tenure - Leasehold

Lease - 150 Years from 01/01/2016 - 142 Years remaining approximately

Service Charge - £2186.76pa (includes buildings insurance)

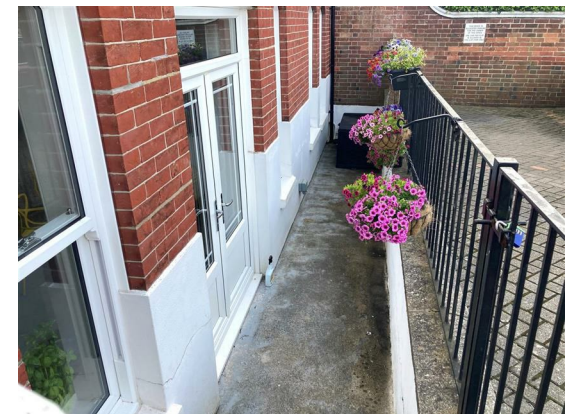
Ground Rent - £150pa

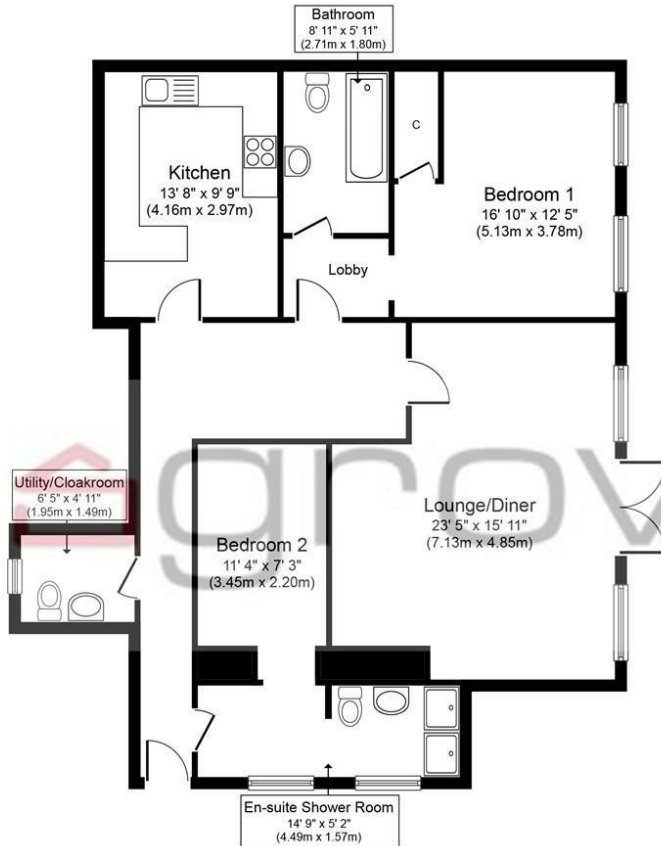
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





Approximate Floor Area
1,071 sq. ft.
(99.5 sq. m.)

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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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
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<i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales	EU Directive 2002/91/EC		

cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

