



**Flat 4, Homeheights Clarence Parade
Southsea, PO5 3NN**

Asking Price £130,000

co^ogroves

Sales, Rentals and Block Management

Flat 4, Homeheights Clarence Parade, Southsea, PO5 3NN

GROUND FLOOR RETIREMENT APARTMENT OVERLOOKING COMMUNAL GARDENS. We are pleased to bring to the market this 1 bedroom ground floor retirement apartment with on site residents parking and is being offered with no chain. The accommodation comprises a double bedroom with range of bedroom furniture, lounge/dining room, shower room, fitted kitchen with cooker and fridge freezer. The development offers a residents communal lounge/kitchen, laundry room, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors. This development is located in the heart of Southsea and benefits from local amenities including restaurants, cafes, bars, shops, library, bus routes, Gunwharf Quays and several train stations. Call now to arrange your accompanied viewing.

Communal Entrance

Security entry system allowing access to communal hall. Flat front door to:

Entrance Hall

Security entry phone, coved and textured ceiling, good size storage cupboard housing electric meter and hot water tank.

Lounge/Dining Room

17'4 x 10'3 (5.28m x 3.12m)

2 double glazed windows overlooking communal gardens. Electric night storage heater, electric fire with mantle piece over, archway to:

Kitchen

7'2 x 7'3 (2.18m x 2.21m)

Attractive fitted kitchen comprising a single drainer stainless steel sink unit with range of wall and base cupboards. Electric cooker, fridge/freezer, part tiled walls, vinyl flooring, extractor. double glazed window overlooking communal gardens.

Bedroom

13' x 8'5 (3.96m x 2.57m)

Double glazed window overlooking communal gardens. Range of fitted bedroom furniture including wardrobes and drawers. Coved and textured ceiling, electric night storage heater.

Shower Room

5'6 x 7'1 (1.68m x 2.16m)

Suite comprising double shower, wash hand basin, WC, tiled walls, vinyl flooring, extractor, heated towel rail, electric heater.

Residents Parking

On site residents parking bays.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 01/11/1987 - Approximately 88 years remaining.

Service Charge - £4152.98pa - Includes buildings insurance

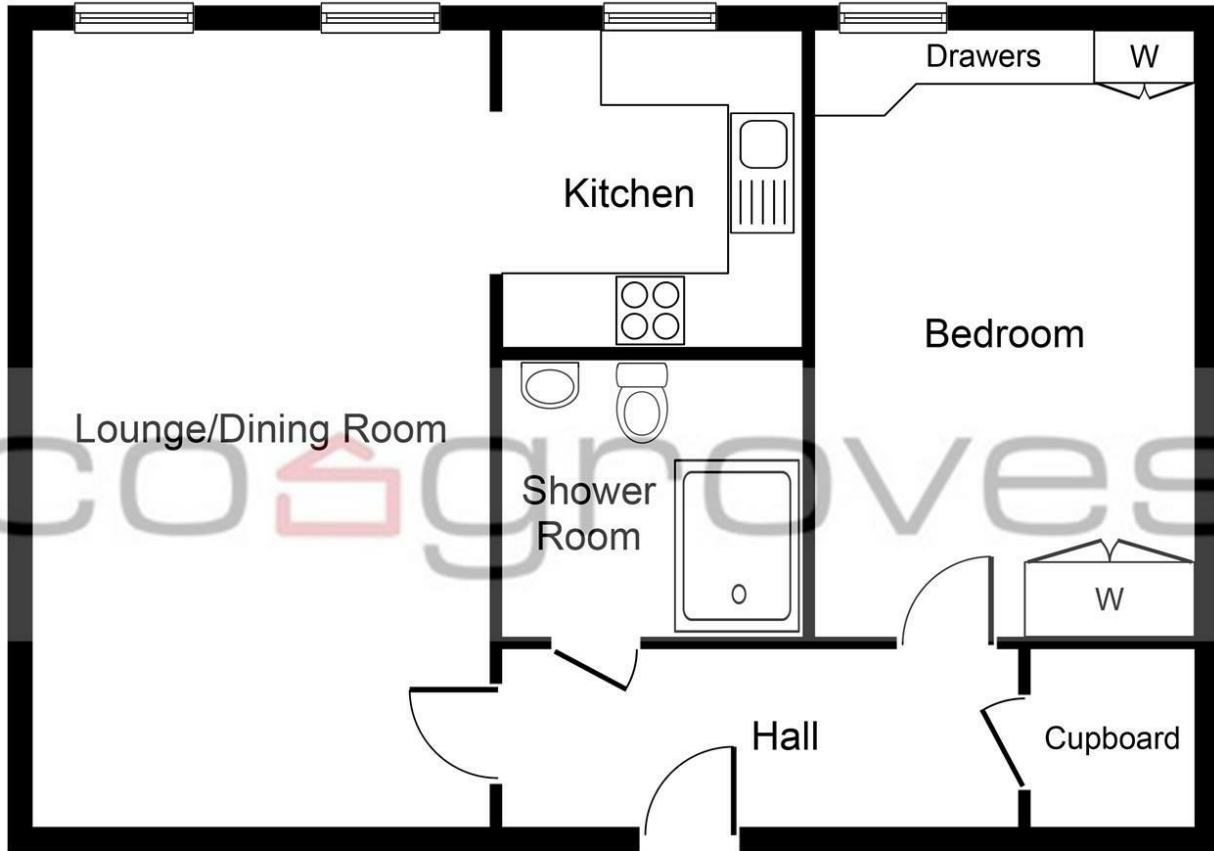
Ground Rent - £548.60pa

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.

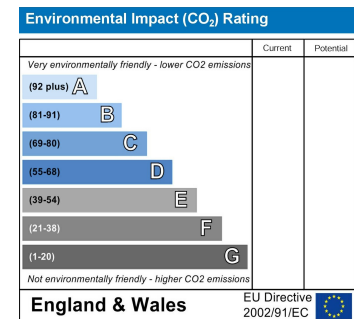
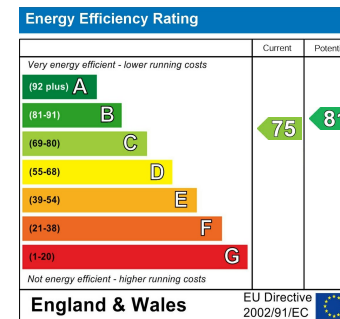
Reference to appliances and/or services does not imply they have been tested.





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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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