



**Flat 15, Homeheights Clarence Parade
Southsea, PO5 3NN**

Asking Price £175,000

co^ogroves

Sales, Rentals and Block Management

Flat 15, Homeheights Clarence Parade, Southsea, PO5 3NN

HUGE PRICE REDUCTION FOR QUICK SALE .VIEWINGS ENCOURAGED TO EXPERIENCE WONDERFUL VIEWS OF THE SOLENT, PORTSMOUTH HARBOUR AND TOWARDS THE ISLE OF WIGHT. 2 BEDROOM 2ND FLOOR RETIREMENT APARTMENT WITH BRAND NEW CARPETS & DELIGHTFUL SEA VIEWS. We are pleased to offer for sale this spacious 2 bedroom retirement apartment located within a seafront block. The accommodation comprises 2 double bedrooms, good size lounge, fitted kitchen/dining room, bathroom. The development offers a communal car park, laundry room, residents lounge/kitchen, guest suite, games room with terrace area, 8th floor observation deck with large roof terrace, on site house manager and lift to all floors. The property is being offered with no onward chain and will give you peace of mind with emergency pull cords/care line. This development is located in the heart of Southsea and benefits from local amenities including restaurants, cafes, bars, shops, bus routes, Gunwharf Quays and several train stations. Call now to arrange your accompanied viewing.

Communal Entrance

Security intercom system giving access to the communal entrance lobby, stairs and lift to all floors.

Flat Front Door To:

Entrance Hall

Brand new fitted carpet, coved and textured ceiling, electric night storage heater, good size cupboard housing electric meter.

Lounge

20'8 x 11'5 (6.30m x 3.48m)
Triple aspect room with four double glazed windows offering delightful sea views. Two electric night storage heaters, brand new fitted carpet, coved and textured ceiling.

Kitchen/Dining Room

14'4 x 8'9 (4.37m x 2.67m)

Kitchen Area

8'9 x 7'2 (2.67m x 2.18m)
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, cooker, extractor, integrated fridge/freezer, part tiled walls, vinyl flooring, coved and textured ceiling.

Dining Area

8'9 x 7'2 (2.67m x 2.18m)
Double glazed window offering delightful sea views. Electric night storage heater, brand new fitted carpet, coved and textured ceiling.

Bedroom 1

17'9 x 13'1 maximum measurements (5.41m x 3.99m maximum measurements)

Spacious room with four double glazed windows offering delightful sea views. Electric night storage heater, fitted wardrobe, brand new fitted carpet.

Bedroom 2

10'6 x 8'6 (3.20m x 2.59m)

Two double glazed windows, electric night storage heater, fitted wardrobe, brand new fitted carpet, coved and textured ceiling.

Bathroom

5'4 x 7'3 (1.63m x 2.21m)

Suite comprising bath with shower over, wash hand basin, WC, tiled walls, vinyl flooring, coved and textured ceiling, heated towel rail, electric heater.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st November 1987 (88 years remaining approximately)

Service Charge - £6636.09pa (Includes buildings insurance)

Ground Rent - £768.02pa

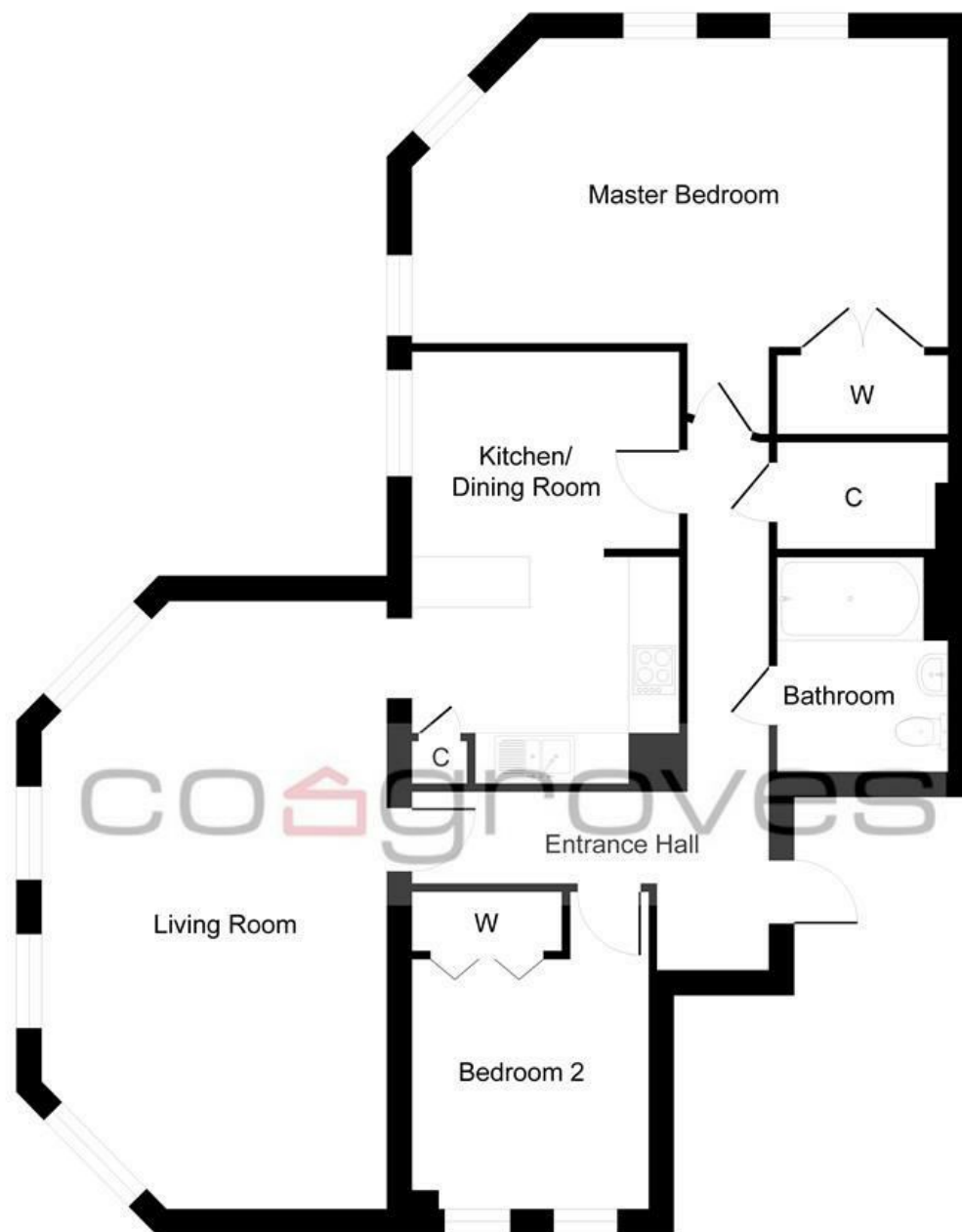
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All interested parties must verify

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.





Second Floor
Homeheights, Clarence Parade, Southsea, PO5 3NN

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
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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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