



**Flat 4, Claremont Lodge, 21 Lennox Road North
Southsea, PO5 2LP**

Offers Over £150,000

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Sales, Rentals and Block Management

Flat 4, Claremont Lodge, 21 Lennox Road North, Southsea, PO5 2LP

GUIDE PRICE £150,000-£160,000. 1 BEDROOM APARTMENT WTH SHARE OF FREEHOLD, OFF ROAD PARKING & OFFERED WITH NO CHAIN. We are pleased to offer for sale this 1 bedroom 1st floor apartment located within minutes of Palmerston Road Shopping Precinct, Southsea Seafront, bars, restaurants, cafes, bus routes & Albert Road. The accommodation comprises a double bedroom, lounge, fitted kitchen, bathroom.

Communal Entrance

Security intercom giving access to communal hall, stairs to first floor, flat front door to:

Entrance Hall

Stairs to upper floor.

Bedroom 1

10'6 x 10'7 (3.20m x 3.096m)

Double glazed window to rear, electric Dimplex heater.

Bathroom

5'6 x 7'4 (1.68m x 2.24m)

White suite comprising bath with shower attachment, WC, wash hand basin, part tiled walls, electric heater, double glazed window to rear.

Upper Floor Landing

Hatch to loft space, wall mounted security entry phone.

Lounge

13'10 x 11'10 (4.22m x 3.61m)

Double glazed window to front, electric Dimplex heater, meter cupboard, opening to:

Kitchen

10'8 x 4'11 (3.25m x 1.50m)

Single drainer stainless steel sink unit with wall and base cupboards, plumbing for washing machine, space for fridge/freezer, electric cooker point, part tiled walls.

Off Road Parking

Parking bay to the front of the development.

Additional Information

Length of Lease - 999 years from 01/06/2016 - 990 Years remaining approximately.

Service Charge - £1454.22pa - Includes buildings insurance

Ground Rent - N/A

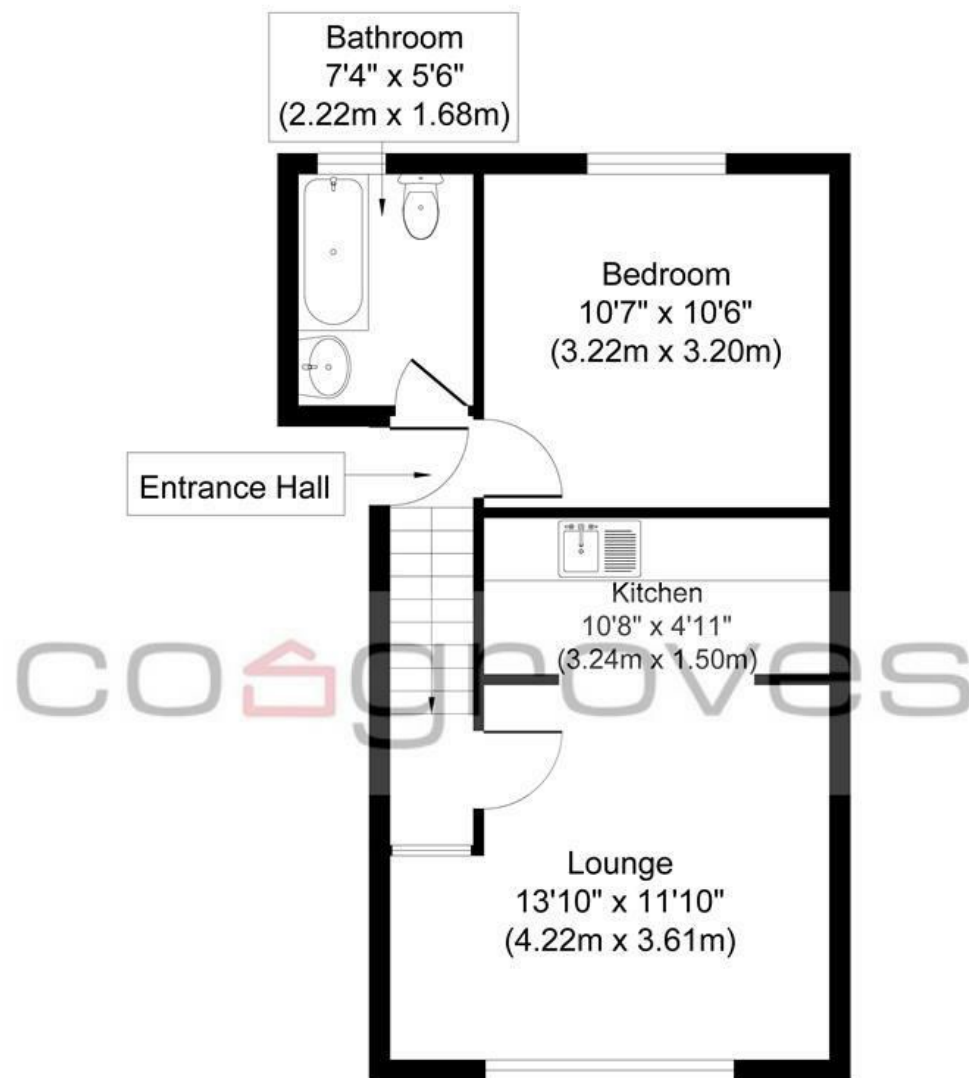
Tenure: Share of freehold

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.





First Floor
Approximate Floor Area
397 sq. ft
(36.90 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
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		
	40	73
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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