



**102 Tower House Clarendon Road
Southsea, PO5 2LA**

Asking Price £190,000

co^ogroves

Sales, Rentals and Block Management

102 Tower House Clarendon Road, Southsea, PO5 2LA

CASH BUYERS ONLY. We are pleased to offer for sale this well presented 2 bedroom hall floor apartment with secure underground parking and offered with no chain. Located in the heart of Central Southsea, which is just a short walk to Palmerston Road Shopping Precinct, bars, restaurants, coffee shops, bus routes and Southsea Seafront. Pleasant views over Clarendon Road Green. The accommodation comprises 2 double bedrooms, attractive open plan lounge/kitchen/dining room, fitted bathroom. Other benefits include, double glazing, gas central heating, large communal terrace and direct access to an additional garden terrace area overlooking green. The property is being sold with a share of freehold and a remaining lease term of approximately 100 years.

Communal Entrance

Security entry system leading to communal entrance hall. Flat front door to:

Entrance Hall

Storage cupboard, period style dado rail, radiator.

Lounge/Kitchen/Dining Room

15'5 x 26'11 (4.70m x 8.20m)

Lounge/Dining Area

Double glazed sliding door to side elevation with direct access to large terrace, double glazed windows to front elevation overlooking Clarendon Road Green.

Kitchen Area

Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for under counter fridge, space and plumbing for washing machine, central island with integral oven and electric 'induction' hob, vinyl flooring, double glazed window to front elevation overlooking Clarendon Road Green.

Bedroom 1

14' x 9'8 (4.27m x 2.95m)

Double glazed window to side elevation, radiator, built-in wardrobe, period style picture rail.

Bedroom 2

11' x 12'9 (3.35m x 3.89m)

Double glazed window to side elevation, radiator.

Bathroom

8'2 x 5'5 max (2.49m x 1.65m max)

Fitted bathroom suite comprising panel enclosed bath with shower attachment and 'Monsoon' shower head, vanity unit incorporating wash basin and low level WC, tiled to principal areas, vinyl flooring.

Parking Space

Secure underground parking with allocated space. Parking bay 2.

Additional Information

Tenure - Share of freehold

Length of lease - 125 years from 3rd July 2000 (100 years remaining approximately)

Service Charges - £2220pa - (Includes buildings insurance, water and buildings insurance)

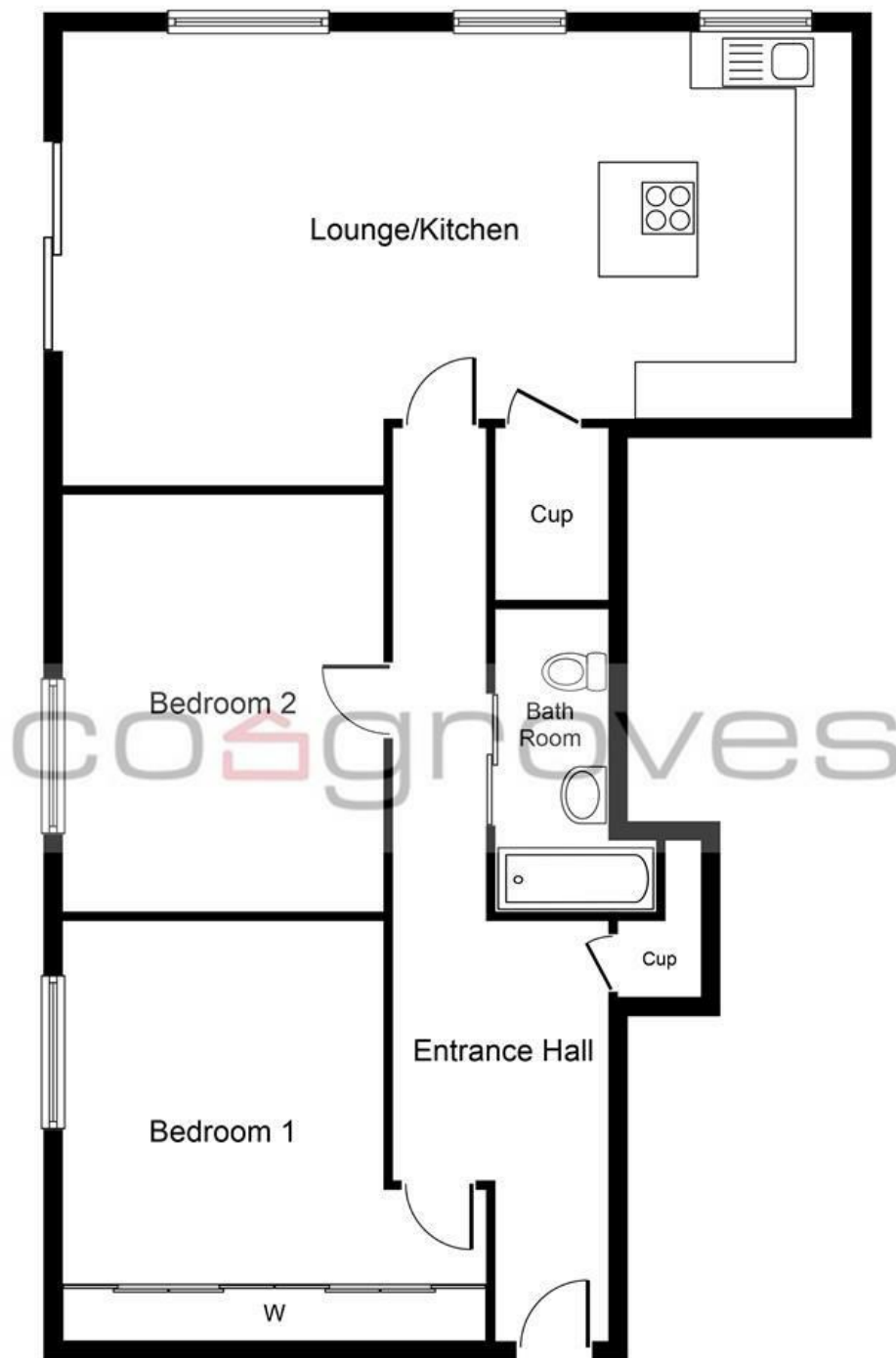
Ground rent - N/A

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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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		
	68	69
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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