

## 11 Clarendon Road, Southsea, PO5 2ED

### £825

GD3 Property are offering this spacious garden apartment on Clarendon Road close to local amenities.

The apartment is located at the rear of the property and has a small garden area. There is a spacious open-plan lounge and kitchen area with a free-standing oven and washing machine. Double bedroom with walk-in wardrobe, office area with a freestanding fridge/freezer and a bathroom with a white three-piece suite.

Please call the office on to arrange a viewing.

Council Tax Band: A

EPC Rating: D

Contract Length: 12 Month

Rent: £825.00 Per calendar Month

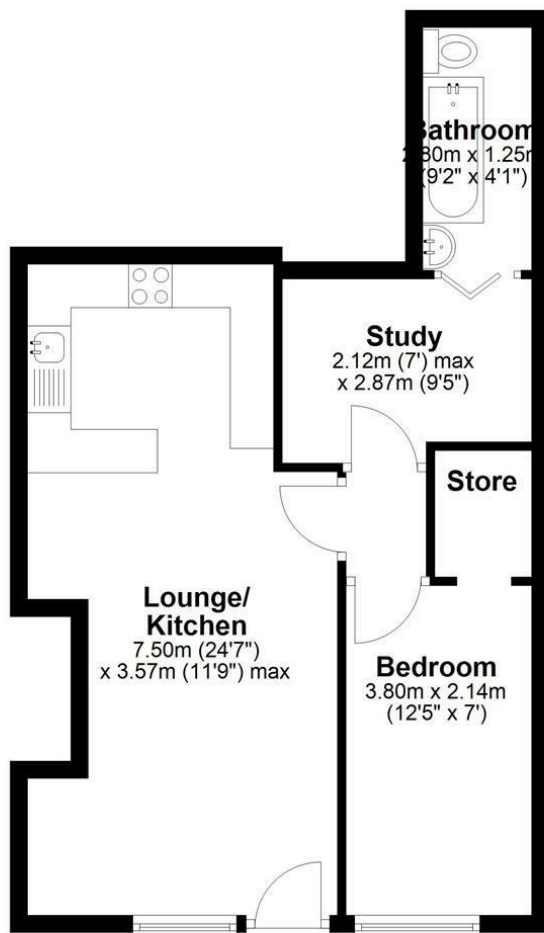
Security Deposit £951.00

Broadband/Mobile Supply Check: Please use the Ofcom website

**11 Clarendon Road, Southsea, PO5 2ED**

## Ground Floor

Approx. 45.3 sq. metres (487.1 sq. feet)



Total area: approx. 45.3 sq. metres (487.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	68	77
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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