

FLAT 1
6 LENNOX ROAD SOUTH,
SOUTHSEA, HAMPSHIRE, PO5 2HT



£248,000 Leasehold

TWO BEDROOM, GROUND FLOOR SEAFRONT APARTMENT! A well-presented property which offers the space and scope to tailor the accommodation to the new owners needs, combined with a location that is second to none. Lennox Road South is situated just off Clarence Parade, close by to all that Southsea has to offer, including Marmion and Palmerston Road shopping areas, Southsea common and the seafront. The accommodation offers two double bedrooms, a 21ft (approx.) lounge/diner, lovely four-piece bathroom suite with roll top bath and a modern fitted kitchen. To the rear of the property you will find a walled (shared) courtyard garden. We have been advised by the seller that the courtyard area adjacent to the master bedroom is only used by Flat 1. Viewings strictly by appointment, this can be booked by contacting our Southsea branch.

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ENTRANCE

Obscure double glazed door to entrance hall.

ENTRANCE HALL

Engineered oak flooring, radiator, through to:-

HALLWAY

Engineered oak flooring, radiator, doors to all rooms, large walk-in cupboard housing gas and electric mains and consumer unit with additional cupboard space behind.

LOUNGE

21' 2" into bay x 15' 7" (6.47m x 4.77m)

Double glazed bay window to front elevation, two radiators, engineered oak flooring, borrowed light window to hallway, Virgin TV point.

BEDROOM TWO

7' 3" x 16' 6" (2.22m x 5.03m)

Double glazed window to side elevation, engineered oak flooring, radiator, borrowed light window to lounge.

MASTER BEDROOM

11' 10" at widest point x 16' 4" into recess (3.63m x 4.98m)

Double glazed window to rear elevation, engineered oak flooring, radiator.

BATHROOM

7' 10" x 7' 10" (2.41m x 2.39m)

Obscure double glazed window to side elevation, four piece suite comprising claw foot roll top bath with central mixer tap and shower attachment, shower cubicle with thermostatic mixer shower, WC with concealed cistern, wash basin in vanity unit, heated towel rail, tiled to principal areas and tiled flooring.

KITCHEN

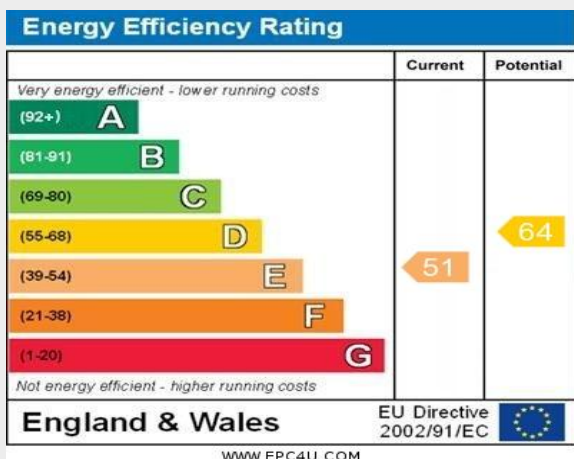
9' 6" x 11' 8" (2.92m x 3.58m)

Double glazed window to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in electric oven with gas hob and extractor hood over, cupboard housing combination boiler, space and plumbing for washing machine, integral fridge/freezer, tiled to principal areas and tiled flooring, radiator, obscure double glazed door to enclosed lobby with metal gate and steps up to garden.

AGENTS NOTE:

COUNCIL TAX

Band B.





LEASE INFORMATION:



As of 03/02/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Mr John Waldren / Pearsons (managing agent).

Balance of Lease: 85 years remaining.

Ground Rent Charges: £175 per annum (paid in two instalments of £87.50).

Ground Rent Review Period: Reviewed every 33 years, next review 2042

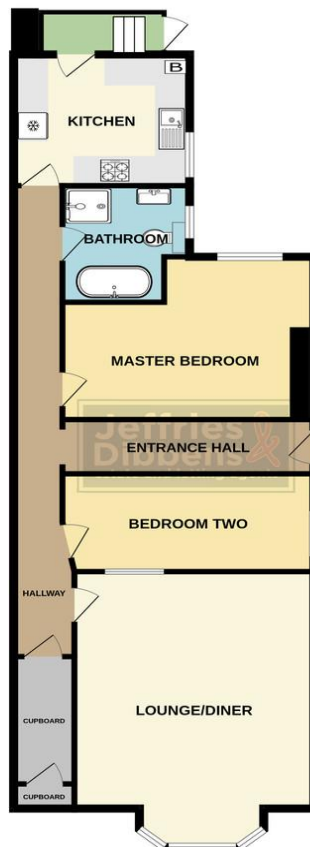
Maintenance / Service Charges: £2,815.99 (we have been advised that this fee is higher this year due to a new fire alarm being installed within the building).

Maintenance / Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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