

100A CLARENDON ROAD,  
SOUTHSEA, HAMPSHIRE, PO4 0SD



**£185,000** Leasehold

FOUR BEDROOM INVESTMENT PROPERTY WITH NEW LEASE! Jeffries & Dibbens is delighted to offer for sale this four bedroom HMO maisonette found along Clarendon Road, Southsea. The property, which is offered with no forward chain and is currently let out to four students until August 2025, generates a monthly rental income of £1,664 pcm (12 month tenancy). Situated in a great location just a short stroll from the seafront, Southsea Common and with easy access to the university, Portsmouth city centre, as well as a host of local amenities, we feel makes this an ideal investment property. Call us in the Southsea branch today for more information and to arrange your internal viewing.



## PRIVATE ENTRANCE

Stairs to:-

## HALLWAY

## LOUNGE

15' 0" x 15' 10" (4.59m x 4.85m)

## BEDROOM ONE

11' 7" x 10' 4" (3.54m x 3.16m)

## KITCHEN

6' 8" x 8' 2" (2.04m x 2.51m)

## BEDROOM TWO

15' 5" x 13' 3" (4.71m x 4.04m)

## EN-SUITE

7' 1" x 4' 3" (2.16m x 1.30m)

## LANDING

## BEDROOM THREE

## BEDROOM FOUR

8' 8" x 9' 9" (2.65m x 2.98m)

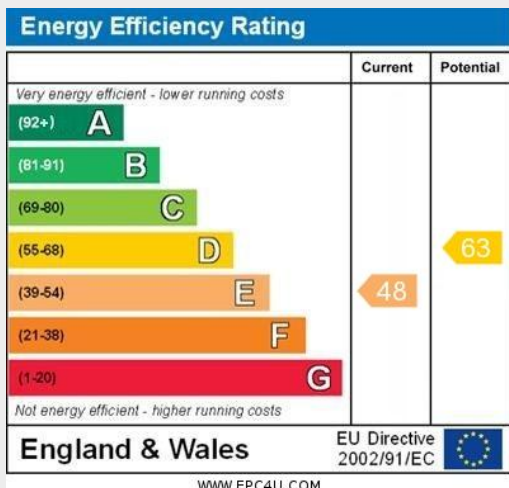
## BATHROOM

10' 5" x 8' 5" (3.19m x 2.57m)

## AGENTS NOTE:

## COUNCIL TAX

Band B.





# LEASE INFORMATION:



As of 27/04/2023, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Andrew Oliver

**Balance of Lease:** New 125 year lease

**Ground Rent Charges:** £140 per annum

**Ground Rent Review Period:** Every 25 years

**Maintenance/Service Charges:** £500 per annum (approx.)

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** £500 per annum shared between 3 properties

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



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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