

# FLAT 21 ROSE TOWER 62 CLARENCE PARADE, SOUTHSEA, HAMPSHIRE, PO5 2HX



# £269,995 Leasehold

TWO BEDROOM APARTMENT WITH PARKING & SEA VIEWS! Situated on the seventh floor of the highly desirable building of Rose Tower along Clarence Parade and enjoying interrupted views of Southsea Common and The Solent. The light and airy accommodation briefly comprises; entrance hall with parquet flooring, fitted shower room, fitted kitchen, two bedrooms (both with fitted wardrobes) and a westerly aspect living room. An allocated parking space can be found to the rear of the building. The apartment is conveniently located within walking distance to Palmerston Road shopping precinct and all that Southsea has to offer, we feel this property should not be missed! Additional benefits include lift access to all floors, double glazing, storage shed and NO FORWARD CHAIN. An internal viewing is advised at your earliest convenience.



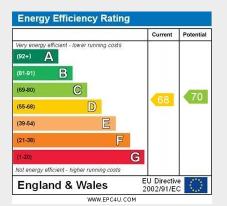












# **COMMUNAL ENTRANCE**

Security intercom system.

#### **COMMUNAL HALLWAY**

Stairs and lift to all floors.

#### **HALLWAY**

Storage cupboard, parquet flooring, doors to all rooms.

#### **BEDROOM TWO**

10' 10" x 6' 9" (3.32m x 2.08m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobe.

# **BATHROOM**

10' 10" x 5' 4" (3.31m x 1.64m)

Walk-in shower cubicle with thermostatic shower, vanity unit housing wash basin, low level WC, bidet, storage cupboard, radiator, tiled to principal areas and tiled floor, obscure double glazed window to rear elevation.

#### **KITCHEN**

14' 11" x 7' 7" (4.57m x 2.33m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit, electric oven and electric hob, integral fridge, space and plumbing for washing machine, storage cupboards, double glazed window to rear elevation with far reaching views over Portsmouth.

#### **BEDROOM ONE**

12' 9" x 10' 0" (3.91m x 3.06m)

Double glazed window to front elevation with sea views reaching as far as the Isle of Wight, built-in wardrobes and cabinets, radiator, carpeted.

# **LOUNGE**

18' 2" x 11' 10" (5.54m x 3.63m)

Double glazed window to front elevation with views as far as the Isle of Wight, carpeted, radiator.

# **PARKING**

One allocated parking space.

#### **AGENTS NOTE:**

#### **COUNCIL TAX**

Band D.





# **LEASE INFORMATION:**

As of 01/03/2024, the vendor has informed us that the lease

details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 135 years remaining. Ground Rent Charges: £30 per annum.

Ground Rent Review Period: Next Review 2036.

Maintenance/Service Charges: £3,872.45 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in above service charge.

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

SEVENTH FLOOR



Whist every attempt has been made to ensure the accuracy of the floorplan contained there, measurement of doors, windows, rooms and any other feroms are approximate and no responsibility to taken for any enor, omission or mis-datement. This plan is for illustrative purposes only and should be used as such by any prospective purchases. The services, systems and appliances shown have not been tested and no guarante as to their operability or efficiency can be given.

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### **OFFICE ADDRESS**

1 Marmion Road, Southsea, Hampshire, PO5 2DT

### **OFFICE DETAILS**

023 9236 1111 southsea@jeffries.co.uk www.jdea.co.uk

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